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ABSTRACT

The findings and recommendations of a study of potential opportunities to convert under-utilized space in multiple residential projects into play spaces for children are reported. On the basis of site visits, informal interviews and discussions with management from a selected and representative sample of 18 residential projects in the Toronto area, a typology of under-utilized spaces and the situations in which such spaces occur was developed. The opportunities available for conversion were varied, and ranged from vast underground areas, which had never been used and would require extensive refitting, to small spaces, which were no longer needed for their intended use and which could, with little effort, become useful play areas. For the most part, those spaces identified as under-utilized were indoor. Three case studies are also presented in order to provide insights into how a variety of under-utilized spaces can be redesigned to provide interesting and useful play spaces for children, and to stimulate thinking about opportunities which may exist in residential projects across the country. Case studies one through three present design exercises focused on refitting (1) a storage area, (2) a daycare facility, and (3) an underground parking garage, respectively. A checklist to help evaluate under-utilized spaces and guidelines for refitting such spaces as play spaces for children is included. Summaries of each of the 18 projects reviewed are appended. (Author/RH)

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CHILDREN'S ENVIRONMENTS ADVISORY SERVICE

RESEARCH AND DEVELOPMENT PROGRAM

International Year of the Child 1979

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CMHC's participation in the International Year of the Child.

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LOST AND FOUND:

RECYCLING SPACE FOR CHILDREN

Research Project 8

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Lost and Found: Recycling Space for Children

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ABSTRACT

This report presents the findings and recommendations of a study of potential opportunities to convert under-utilized space in multiple residential projects into play spaces for children.

On the basis of site visits, informal interviews and discussions with management in a selected and representative sample of projects in the Toronto area, a typology of under-utilized spaces and the situations in which such spaces occur was developed. The opportunities available are varied, significant and interesting, ranging from: vast underground areas, which have never been used and would require extensive refitting; to small spaces, no longer needed for their intended use but which, with little effort, could become useful play spaces for children. For the most part, the spaces identified as under-utilized were indoor spaces.

Three case studies are presented to provide insights into how a variety of under-utilized spaces can be redesigned to provide interesting and useful play spaces for children. A checklist to help evaluate under-utilized spaces and guidelines for refitting such spaces as play spaces for children is included An appendix provides summaries of each of the eighteen projects reviewed.

PREFACE

The Children's Environments Advisory Service's Research and Development Program for the International Year of the Child has as its objective the advancement of good environmental planning and appropriate family housing design that supports the needs of children and youth (0-18).

An in-house CMHC IYC Committee, consisting of representatives of various CMHC divisions that impact on family housing and regional representatives, identified the gaps in the field. The committee selected projects of directed research to close these gaps and identify problem areas, to find solutions where possible, and to provide input to corporate policy and programs in the field of family housing. Five categories of investigation were selected to respond to these needs:

- Assembly/Production of Data

  To assemble a data bank on the condition of children in relation to their residential environment and to relate this data to data being collected by other departments and agencies.

- Evaluation

  To examine existing housing situations catering to the needs of families with children at home.

- Design and Awareness Material

  To develop proposals for improving housing and the surrounding environment through design.

- Demonstration

  To construct demonstration facilities for children, or to introduce improved facilities for children in on-going projects.

- Development of Policy Proposals

  To review the condition of children in Canada, and present proposals to meet or correct emerging problems in relation to housing.

The CMHC IYC Committee will develop for CMHC Management a policy paper based on the facts, figures and findings of the Research and Development Program for IYC, with implications for future policy, programs and research affecting family housing.

The Children's Environments Advisory Service plans to use the focus on children made possible by the Year of the Child to plan new directions for our service. We intend to conduct further research, provide additional resources and sustain the momentum of our advocacy role with CMHC.

This project is one of 21 projects (titles on last page) in the Research and Development Program for the International Year of the Child. These reports are distributed by the Children's Environments Advisory Service.

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PART 1: FINDINGS

INTRODUCTION

In urban residential situations, where space is at a premium, the number and types of spaces designed for children are often limited. Children are often required to fit into a world that hardly suits them. Sometimes only their imagination and perseverance makes it possible for them to succeed.

By and large the play spaces that are provided in residential projects are very conventional outdoor facilities with swings and climbing equipment, poorly planned and not well used. In the context of the Canadian climate the dearth of indoor play spaces is particularly marked.

Yet opportunities may be available to improve this situation. A number and variety of spaces in residential projects are often poorly used, if used at all. These may be spaces initially provided to meet by-law requirements, a market demand which has since changed, a population mix which has not been realized, or an assortment of other local or regional factors.

For the most part these under-utilized spaces are indoors and represent many varied and exciting opportunities to meet the play needs of children in a wide range of multiple residential projects. While the study was done in Toronto the sample of projects selected is representative of a wide range of situations, with the intent that the results would be applicable for residential projects across the country.

Purpose and Objectives

It is the purpose of this report to identify the variety of spaces which could be considered unused or surplus in multiple residential developments and to demonstrate how such spaces can be converted to provide useful play spaces for children. A checklist of criteria for evaluating under-utilized space and a listing of design issues are provided to assist residents and management in rediscovering spaces in their own communities which have been forgotten or forsaken and in refitting these as play spaces. Three cases are provided to demonstrate the variety and range of opportunities available.

Study Method

The study methods employed in arriving at the findings and recommendations presented in this report were intended to provide a quick and efficient overview, indicating directions for more intensive and site specific work without limiting the applicability of the findings and recommendations. These methods included site visits, informal interviews and discussions with management, analysis of plans, and observations.

While the sample was limited, the selection of the eighteen projects for review covered a wide range of types of multiple family residential development and was intended to reflect the following variables and situations:

Tenure:	public housing, condominiums, co-operatives and market rental
Housing Form:	stacked townhouses, walkups, maisonettes and apartments
Ownership:	public, private and co-operative
Density:	lower densities of 4-6 u.p.ha (10-15 u.p.a.) medium densities of 6-10 u.p.ha (15-25 u.p.a.) and high densities of more than 10 u.p.ha (25 u.p.a.)
Location:	urban and suburban

The preliminary list of selected projects was reviewed with representatives of Ontario Housing Corporation (OHC), CMHC and the City of Toronto Non-Profit Housing Company, and changes and additions were made to provide a sample which represented the important variables identified and which included, wherever possible, projects with significant child populations.

The project reviews consisted of site visits and interviews with management and maintenance personnel, concerning both the use of existing recreation facilities and the availability of under-utilized space. It should be noted here that the insights of residents, including children, would normally be sought in a review of existing projects. However, given the hypothetical nature of this study, management expressed concerns about unduly raising the expectations of residents by involving them in a review of this nature.

It is as a result of interviews with management that spaces have been identified as unused, poorly used or unmanageable. For the purposes of this report, "under-utilized" therefore is not a condition which is strictly defined but one which is applied as a result of consultation and observation and may vary somewhat

in meaning from project to project. In most cases, however, there was little ambiguity about whether spaces were under-utilized. In many situations, spaces were locked and controlled by management due to previous abuse or general non-use of the space.

A review of the projects visited, with a description of the existing play facilities and an evaluation of under-utilized indoor and outdoor spaces is provided as an appendix to this report (PART 3: Appendix - Individual Project Reviews). A summary of these reviews is provided in the following section: Summary of Findings and Conclusions.

SUMMARY OF FINDINGS AND CONCLUSIONS

- There are a variety of spaces in multiple residential developments (in some instances spaces of considerable magnitude) which are unused or inefficiently used and have potential for being turned into various types of children's play spaces. All but three of the eighteen projects reviewed had some type of under-utilized space.

- Under-utilized space opportunities exist in many types of buildings but not all buildings of a particular type will necessarily have the same kinds of under-utilized spaces. For example, while many highrise apartment buildings will have underground parking, only in some instances will the number of spaces provided so far exceed the amount needed as to create an identifiable unused or surplus space. Each building should be considered as a separate case since the most unlikely candidates sometimes yield the most surprising results. Considerable variations occur due to differences in conditions such as local by-law requirements, government funding programs, changing occupancy characteristics and the requirements of the market or the building practices at the time.

- Outdoor spaces are less likely to be identified as under-utilized since even unused open spaces will have some visual value. Outdoor play areas are sometimes poorly used or misused due to their inappropriate design, and while these have not been noted as waste spaces, they have been recorded as being poorly used and in need of programming, redesign or relocation. The redesign of existing play facilities is not a focus of this study and so this aspect has not been emphasized. It should be noted however, that the success of an indoor space can be dependant on the availability and success of a nearby outdoor space. Consequently, the case studies examine the relationship between indoor and outdoor spaces and the potential design of these outdoor play spaces.

- Making space and facilities available for children's play activities will not necessarily ensure that these spaces and facilities will be used appropriately or at all. Poor use of facilities and vandalism can result if adequate programs and supervision for indoor facilities are not provided. Staff and programming are therefore important in encouraging good use of any facilities, particularly of indoor space for play. The need for staffing and programming is intensified further as the number of children using the facility increases.

Table of Projects Visited & Major Findings

PROJECT NAME	LOCATION	BUILDING TYPE	PROJECT SIZE	TENURE	OWNER	DENSITY*	CURRENT PLAY OPPORTUNITIES	SPACE OPPORTUNITIES INDOORS	SPACE OPPORTUNITIES OUTDOORS	REMARKS
Alexandra Park	urban	highrise and townhouses	410 units	rental	public housing	medium/ high	• recreation bldg. on site managed by tenants • tennis, basketball • grassed and hard surfaced areas	• laundry room (currently used for equipment storage)	• large sand pit	• room in good location for day care
Beverley Place	urban	stacked apartments	103 units	rental	city non-profit	medium	• playground	• meeting room	• none	• good light, access and bathroom facilities re. meeting room
Carr Court	urban	stacked townhouses	103 units	rental	non-profit co-op	medium	• tot lot	• party room • day care (unused)	• grass area (sloped)	• day care has direct access to outside tot lot
Cloisters of the Don	suburban	maisonettes and rowhouses	12-20 units/row	rental	private	medium	• tot lot	• none	• none	• none
Denewood	suburban	four storey apartment	64 units	rental	private	medium	• tot lot	• none	• none	• none
Don Mount Village	urban	stacked townhouses	232 units	rental	public housing	medium	• basketball • recreation room • hard surface area and grassed area • playground	• little unused space, extra indoor used as work room	• none	• relocation of existing rec. room, office space and unit could create a more desirable arrangement
The Donway East	suburban	three storey walk-up	90 units	rental	private	low	• playground	• communal storage area	• none	• requires relocation of storage area
Dundas/Gooch	suburban	highrise	285 units	rental	public housing	high	• no indoor space • playground • basketball	• one floor of parking	• podium over visitor parking area	• good opportunities for indoor and outdoor facilities • indoor facility could be on a community scale
Dundas/ Sherbourne	urban	highrise	302 units	rental	city non-profit	high	• none	• lobby area • party room	• terraces adjacent to party room	• the party room and related outdoor space are easily converted for day care uses

PROJECT NAME	LOCATION	BUILDING TYPE	PROJECT SIZE	TENURE	OWNER	DENSITY*	CURRENT PLAY OPPORTUNITIES	SPACE OPPORTUNITIES INDOORS	SPACE OPPORTUNITIES OUTDOORS	REMARKS
Fitzgrove Crescent	suburban	stacked townhouses	236 units	rental	public housing	medium	• pool • recreation room • playground • daycare	• recreation room	• podium space	• recreation room used for daycare for 9-12 year olds • podium space too close to bedroom windows
Gowan Avenue	urban	apartment highrise	120 units	rental	private	high	• none	• locker room at grade level	• large grassed area	• locker area could be moved to basement to free this for child play
Lawrence Heights	suburban	walk-up apartments	1081 units	rental	public	medium	• recreation centre nearby	• laundry rooms	• large (acres)	• drop-in centre needed for teen-agers • indoor and outdoor on-site recreation space preferred
Moss Park	urban	highrise	901 units	rental	public housing	high	• recreation room • tot lot	• locker storage area	• none	• locker area possible noisy activity area (access to outside poor)
Richmond Square	urban	highrise and townhouses	565 units	rental	private	high	• none	• none	• podium deck one level above street	• podium would require substantial work but may be warranted by the high child population
811 Richmond St. West	urban	stacked townhouses	9 units	rental	private	high	• none	• none	• none	• dense infill housing
Spruce Court	urban	walk-up apartments	78 units	rental	city non-profit	medium	• none	• basement boiler room	• space for tot lots in court areas	• boiler room opportunity not likely feasible except as part of total project renovation
Sunny Glenway	suburban	highrise	440 units	condominium	private	high	• indoor pool • day care centre • tot lots	• party rooms in each bldg. • exercise room	• none	• access to outside from party rooms may be problem
Swansea Mews	suburban	stacked townhouses	154 units	rental	public	medium	• tot lots • recreation room • basketball court	• some garage space next to basketball court	• none	• indoor opportunity for a teenage drop-in centre

*See Study Method pg. 4 for definition.

- In some cases where identified under-utilized spaces are so extensive as to warrant community-oriented facilities, justifiable concerns have been expressed concerning possible friction between residents and persons from outside the project. The safety, security and privacy of residents should be considered in the design of an on-site facility which attracts users from outside the project.

- Roof decks are potential opportunities in a number of projects. They have not been so listed here due to the general reluctance of management to consider these as spaces available for refitting. Deterioration of the roof, safety hazards and access through the building were noted as major concerns. Therefore, roof decks should only be regarded as potential play spaces where no space is available at grade or elsewhere in the project. In those cases where no other options are available, the CMHC publication The Potential Of Roof Deck Play Spaces should be referred to:

- The following table, Table of Projects Visited and Major Findings, provides a summary of the projects visited and the under-utilized spaces identified in each. The main types of spaces identified as under-utilized and available for redesign and/or reuse as children's play spaces were originally designed to be such facilities as:

    - underground garages
    - locker rooms
    - storage areas
    - party rooms
    - exercise rooms
    - circulation space
    - open spaces at grade
    - roof decks
    - day care/nursery facilities
    - surface parking areas

IDENTIFYING UNDER-UTILIZED SPACE OPPORTUNITIES

Not all under-utilized spaces are reasonable candidates for transformation into children's play spaces. While some may be too small or inaccessible, others may be poorly located with respect to other uses or too expensive to refit, and yet others may not have the child population to support a refit. The following considerations should be weighed to determine the appropriateness and potential of an identified space for re-use as a children's play space.

Existing On-site Recreation Opportunities

An assessment of the current activities and facilities is a necessary base for evaluating the need for additional children's play space.

Availability of Space

As noted earlier, the definition of "under-utilized" space which is available for refit as children's play spaces will vary from project to project. These spaces will not always be obviously under-utilized but discussions with residents and management may indicate that spaces can be put to better use as children's play spaces.

In some instances it may be necessary to obtain municipal approval for change of use before an unused space can be refitted, as for example in the case of an unused parking area which may be required to meet municipal parking requirements.

In other instances it may be useful to consider a relocation or an amalgamation of other uses to create a surplus space appropriate for refitting as a children's play space.

Size

While arts and crafts may require little activity space but good storage space, ball games will, of course, have considerably different requirements including, for example, floor to ceiling clearances greater than the average 2.5m.

As well as the nature of the activities, the number of persons and the age groups using the facility must be taken into account. To a great extent scheduling can be used to separate incompatible age groups if the space is designed with enough flexibility to accommodate each group.

Location

The safety, security and comfort of children must be considered in locating play spaces. For example, elevators, roof decks and situations which require children to cross a heavily travelled road or driveway can pose special dangers for children. As well, the microclimate of potential outdoor spaces should be reviewed to ensure that there is adequate sunshine and shade and protection from wind to make this a desirable place to play.

Separation from conflicting uses is an important consideration. An active play area could create problems for residents in an adjacent dwelling.

Entrance points can be particularly noisy and locating an entrance to a play area under a bedroom window could create problems.

Similarly, locating an active play area over a living area will create conflicts unless special attention is paid to sound-proofing.

Heating and Ventilation

Heat will only be required for year-round use of the facility. Venting is required for all uses and particular attention must be paid to venting work areas where fumes may be created.

In most instances a window which opens will be sufficient while in some instances mechanical venting will be required.

Running Water and Sanitary Facilities

For such uses as daycare or a nursery, a nearby bathroom is a basic requirement.

For older children bathrooms need not be provided but running water (preferably hot and cold) will be important for arts and crafts. A drinking fountain should be provided.

Maintenance of any space will be easier if water is available for general clean up.

Lighting

Natural lighting may not be an absolute requirement for indoor spaces but is an important feature if it is available or can be incorporated into the redesign. As well, good artificial lighting should be provided to allow evening use.

Safety

Consideration should be given to the fire-resistant quality of the space being considered and to the potential for providing adequate exits, particularly for below grade facilities and spaces which are being partitioned into small activity areas.

Where potentially dangerous equipment is being used, this area should be well protected from younger children and well supervised.

Security

The security of residential uses should not be compromised by the introduction of play areas. Also, the location of the proposed play areas should, wherever possible, promote visual supervision from dwelling units in the project of the play space and of the exits and entrances to it.

Adult Privacy

Play areas are often frowned upon where there is potential for noise affecting residents in the project. Children inevitably do make noise and to a large extent it is an inconvenience adults will have to live with. But some measures can be taken to reduce the impact of noise on adjacent residences and these should be considered.

Access to Grade and the Outdoors

A direct connection from an indoor play space to the street and outdoor play areas avoids generating traffic in the building and promotes a good relationship between indoor and outdoor play areas regarding equipment storage, programming and supervision.

The following checklist is provided as a guide to determining the appropriateness of any under-utilized space for refitting as a children's play space. This checklist also covers some of the design issues that have arisen as a result of the project reviews, and in the case studies. These are discussed in the following section Design Issues.

Checklist

DESCRIPTION OF UNDER-UTILIZED SPACE

Previous use:

Reason under-utilized:

Dimensions of space - length
- width
- height
- area

	yes	no	describe/how to provide
Heating			
Ventilation			
Running Water			
Sanitary facilities			
Lighting			
Privacy Separation			
Direct access to out-of-doors at grade			

DESIGN ISSUES CHECKLIST

Safety and Security

- Adequate exits
- Adequate screening of potentially hazardous activity areas
- Access control

Zoning of Play Activities

- Separation of incompatible play activities
- Adequate zoning for age groups
- Location of storage close to related activity areas
- Minimizing traffic through an activity area

Supervision

- View of play area from "central" point if possible
- Supervision by parents (with tots) if possible without undue interference in play activity

Storage

- Adequate storage space for materials and tools
- Storage or office area for supervision/program person
- Coat/boot storage for winter clothes
- Storage area for work in progress

Materials and Finishes

- Use of natural elements such as water and sand
- Suitability of finishes for the activities planned
- General durability and low maintenance of finishes

Seasonal Use

- Relationship between inside and outside to promote seasonal use of indoor and outdoor play areas

Other Issues

PROJECT AND PROGRAM INFORMATION

Number and type of units:

Density:

Type of tenure:

Existing on-site and nearby recreation facilities. Are these used by children in the project?

Child population on-site:

Parent's comments on play space needs of on-site child population:

Children's input:

DESIGN ISSUES

Developing a design program consistent with the needs of the children in the project will involve meeting with residents, including children, and with management and will require an assessment of the available on and off-site recreation opportunities, the play space requirements and the potential of the identified under-utilized space to meet these needs. Residents and management should also have input into the management and operation of the play space facility proposed.

As a result of three case studies, presented in the following section, a number of design issues were identified as important in ensuring an appropriate retrofit. These are listed here as guidelines to indicate the nature and variety of the issues which require consideration:

- Space for equipment. Equipment storage should be provided for indoor as well as outdoor equipment. Storage will be needed for such things as play equipment, supplies, tools and storage of work in progress.

- Space for staff. While not much space may be required for staff, consideration should be given to providing a work/storage area for a staff person whether this means providing a desk or just a lockable drawer or cupboard.

- Clothes storage. Winter clothes are often bulky and their storage merits special attention. A place to hang coats and store overshoes where they are out of the way should be considered.

- Supervision and access control. Entrances and exits should be provided to ensure that there is reasonable control of children coming and going. This is required to maintain adequate supervision over younger children, to control supplies and equipment and, where potentially dangerous equipment or tools are in use, to restrict traffic.

- Floor and other surface materials. Floor surfaces and wall surfaces should be suited to the uses intended. While carpeting may be appropriate for more passive activities, a hard, easy to clean surface will be more practical for craft areas and play areas. A corked wall, for example, will be useful as a backdrop for a

dart board or hanging art work, posters and "bulletins".

- Safety features. Consideration must be given to keeping play areas safe, with particular attention paid to areas where machinery or tools are being used or where glass is used adjacent to play areas. For example, using high impact-resistant materials for windows adjacent to a play area and for windows adjacent to doors should be considered.

- Water. A sink for clean up and a water supply for such activities as arts and crafts will be useful in most play space facilities.

- Noise abatement. Where play areas are adjacent to residential units and the existing structure does not provide adequate sound separation this situation can be improved through the use of sound-absorbing wall, ceiling and/or floor materials.

- Lighting. Where possible natural lighting should be provided for indoor spaces. Large windows and skylights will make any indoor space more pleasant. Where natural lighting is not available, and for evening use, good artificial lighting should be bright enough to allow reading and handicrafts in some areas. Lighting fixtures should be durable and impact-resistant in active areas.

PART 2: CASE STUDIES

INTRODUCTION

Three projects were chosen as case studies to explore the potential for refitting under-utilized spaces as play spaces for children. As noted in the study method described earlier, the case studies were chosen from a sample of 18 projects which were reviewed to provide an overview of the types of spaces which might be available for refitting as children's play spaces.

The three projects chosen indicate the range of opportunities available. The design exercises carried out in the following pages are intended to stimulate thinking about opportunities which may exist in residential projects across the country. They are not intended as definitive solutions but as ideas which could be modified to provide additional features required by residents and which could be adapted for use in other situations. Each project, however, is a special case and warrants special consideration both with respect to the types of spaces which may be under-utilized and how these spaces can be put to use as play spaces for children.

The following projects are included as case studies:

1. Case Study One: Refitting A Storage Area

Project Name	-	The Donway East
Location	-	North York
Number of Units	-	88 walk-up apartments
Tenure	-	Rental
Ownership	-	Private

2. Case Study Two: Refitting A Daycare Facility

Project Name	-	Carr Court
Location	-	Downtown Toronto
Number of Units	-	103 stacked townhouses
Tenure	-	Rental
Ownership	-	Co-operative

3. Case Study Three: Refitting An Underground Parking Garage

Project Name	-	Dundas-Gooch
Location	-	York
Number of Units	-	285 apartments
Tenure	-	Rental
Ownership	-	Ontario Housing Corporation

THE DONWAY EAST

main entrance to central court

• View from the Donway

proposed indoor playspace

asphalt play area with swings and climbing frame

grassed open space

• the central court

case study building

adjacent apartment housing

the driveways and rear laneway are used for ballgames

• driveway on south side

CASE STUDY ONE: REFITTING A STORAGE AREA

Project Name: The Donway East

The Space And Its Current Use:

The space under study here is located on the lowest floor (partially below grade) of a 3-storey walk-up apartment building and is currently used for storage. It was, however, identified as surplus space since the need for an indoor play area was considered significant enough to warrant relocating this storage function elsewhere on the site. The garbage incinerator, also located here, is no longer used.

The existing entrance to this storage space is through the two laundry rooms located at either end of the area. These laundry rooms are conveniently located and redesign of the storage area should maintain the laundry rooms without requiring access through them to the proposed indoor play area.

Most of the partitions in the existing storage area are locker partitions except for the unused incinerator room which has masonry walls.

This space is well glazed on two sides (north and west) and therefore gets a good deal of natural light.

Ceiling heights are low, approximately 7½ feet.

Currently there are meter rooms in this area. Good access to meters must be maintained.

The existing plumbing stack can be used for sanitary facilities and a sink with drinking fountain.

The location of the laundry rooms provides an opportunity to improve surveillance of the laundry rooms and the play area.

Proposed Use:

The scheme proposed would turn the existing locker area into a play room for children from the ages of 2 to 12. Since the space is small, separate areas for younger and older groups cannot be provided. It will be necessary to allocate different times for the use of the space by different age groups.

In the redesign the space has been divided into 2 main activity zones: a physical/social activity area; and a creative/cognitive play area. Suitable flooring is to be provided for each and the necessary storage space has been allocated near each of these zones.

The main entry provides direct access from the central court which is a main play area on the site, and most windows in the play space look out onto this court. This establishes a good relationship between the inside and outside for play activities, storage of equipment and supervision. A visual relationship created by adding windows between the laundry room and the play room should make both spaces feel safer.

The adjacent outdoor court area is substantial and offers a significant opportunity to redesign the exterior space in a way which takes good advantage of the underused facility and supports the indoor play area proposed. A proposed design for the outdoor court is incorporated in this case study.

Implementation:

This is not a high cost proposal. The most expensive elements will be the enlarging of an existing window to create a main entrance door, the installation of washroom facilities and the general refinishing of the interior.

The use of this space as a children's play space will require relocation of storage lockers, perhaps to an unheated space less conveniently located. This will involve residents' approval as well as the consent of the owners.

It should be noted that this development is some 35 years old and may be slated for redevelopment sometime in the near future. However, the project is still valid as a case study since it is illustrative of similar situations which exist across the country.

Checklist

DESCRIPTION OF UNDER-UTILIZED SPACE

Previous use: Tenant Storage and Garbage Disposal (Incineration)

Reason under-utilized:
- garbage now collected at the street
- storage currently used but space for storage can be found in other waste areas of the project

Dimensions of space
- length 70'
- width 10-12'
- height 7'-6"
- area 700 sq. feet

	yes	no describe/how to provide
Heating	✓	
Ventilation	✓	opening windows
Running Water		✓ provide new sink
Sanitary facilities		✓ provide new toilet - use existing stack
Lighting	✓	several large windows close to grade
Privacy Separation		
Direct access to out-of-doors at grade		✓ excavate to create outdoor entry court provide new door through existing window location

DESIGN ISSUES CHECKLIST

Safety and Security

- Adequate exits — emergency exits at each end of play space
- Adequate screening of potentially hazardous activity areas — no screening required
- Access control — entrances easily surveyed from the space; a jingling bell on the door could further alert a busy play supervisor when someone enters

Zoning of Play Activities

- Separation of incompatible play activities
- Adequate zoning for age groups
- Location of storage close to related activity areas — the provision of several spaces of different character should encourage the separation of activities
- Minimizing traffic through an activity area

Supervision

- View of play area from "central" point if possible — good views from the centre of the playspace
- Supervision by parents (with tots) if possible without undue interference in play activity — additional views in from laundry rooms for casual supervision

Storage

- Adequate storage space for materials and tools — redundant garbage chute rooms make good walk-in storage closets
- Storage or office area for supervision/program person
- Coat/boot storage for winter clothes — wall pegs and portable chairs can be provided for winter dressing
- Storage area for work in progress — deep window sills make good shelves

Materials and Finishes

- Use of natural elements such as water and sand — water available indoors
- Suitability of finishes for the activities planned — sand and water should be provided outdoors
- General durability and low maintenance of finishes — tiled and carpeted areas, painted wood and drywall

Seasonal Use

- Relationship between inside and outside to promote seasonal use of indoor and outdoor play areas — direct access to outdoor court; amphitheatre-like entrance steps under canopy offer possibility for outdoor use

Other Issues

The complex configuration of the existing space along with existing features like the redundant incinerator chimney have potential play value. This should be enhanced by portable indoor/outdoor play materials.

PROJECT AND PROGRAM INFORMATION

Number and type of units: 88 apartments

Density: medium density

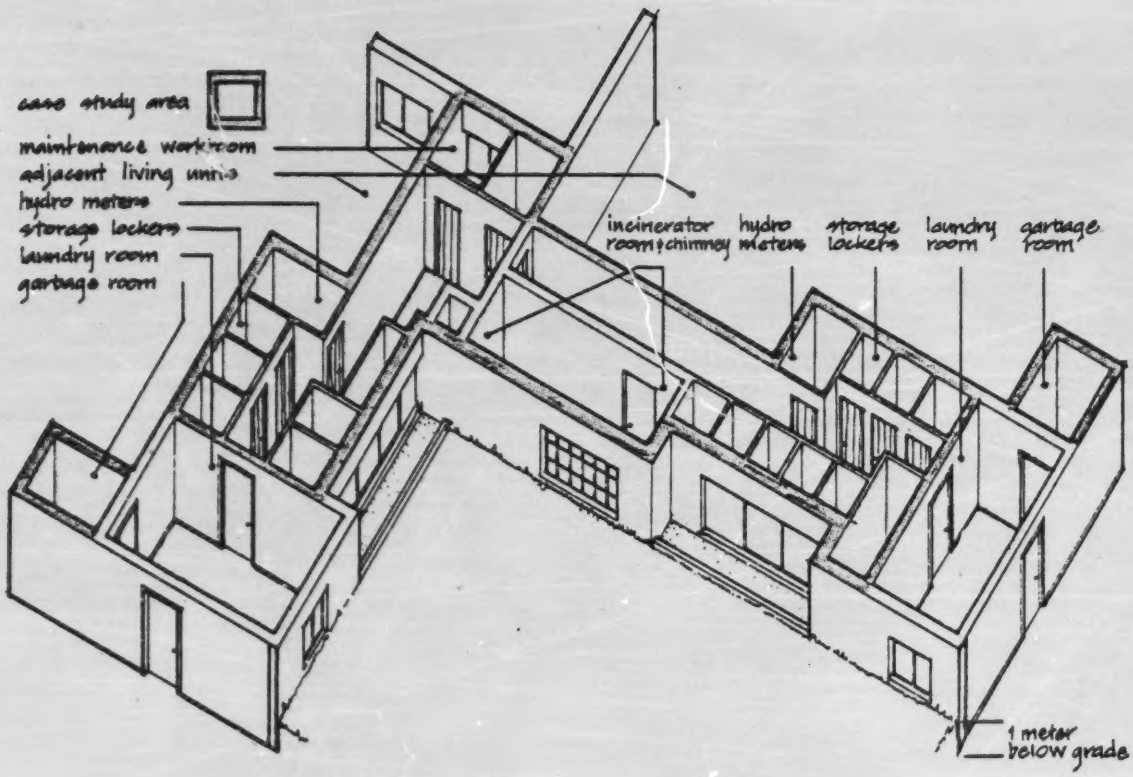
Type of tenure: rental tenure, private sector

Existing on-site and nearby recreation facilities. Are these used by children in the project? The large central court has good views from the apartments but is underused because it is underdeveloped. Children exhibit a preference for the more interesting back parking areas.

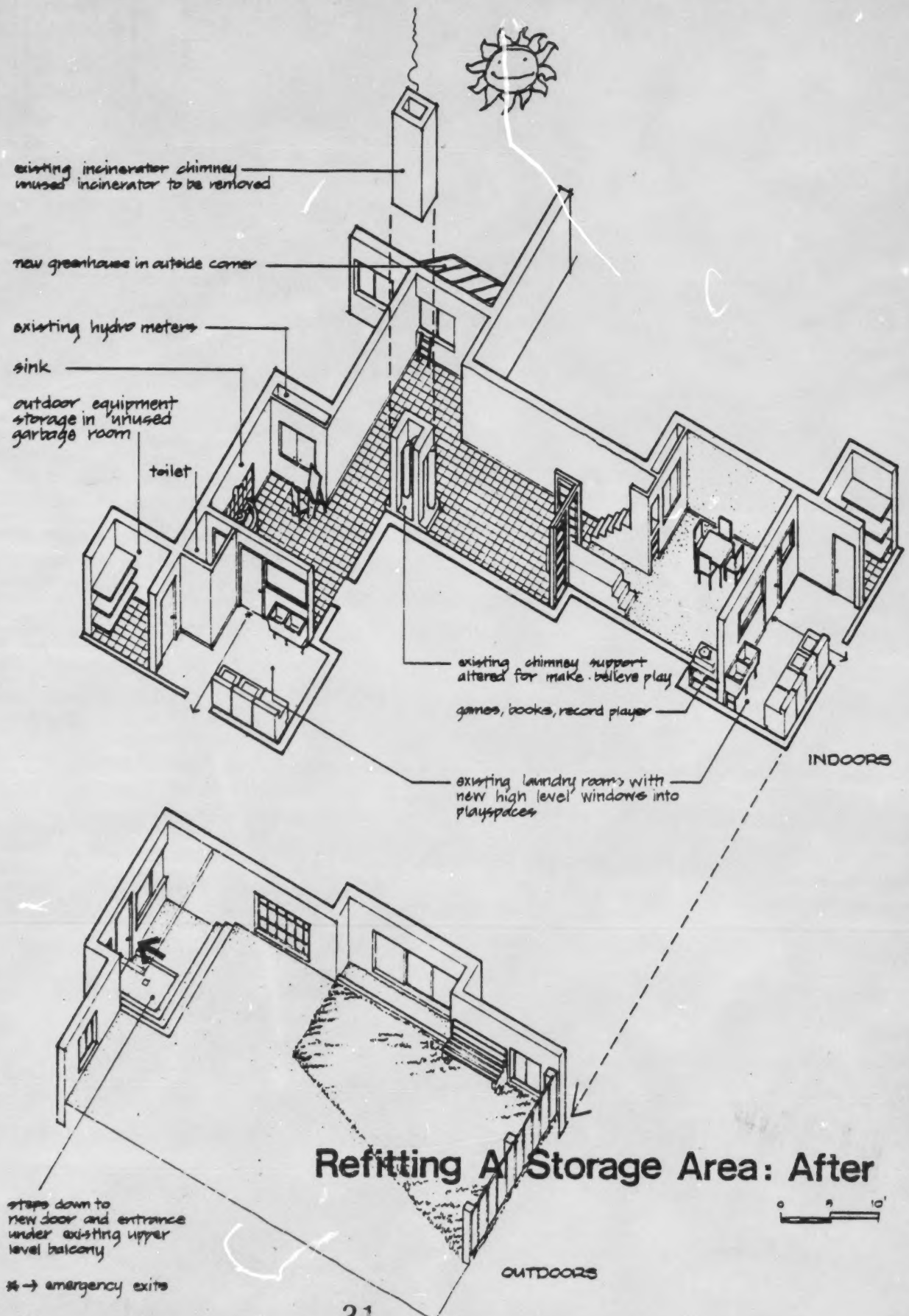
Child population on-site:

Parent's comments on play space needs of on-site child population: No indoor play facilities provided. High proportion of families with children.

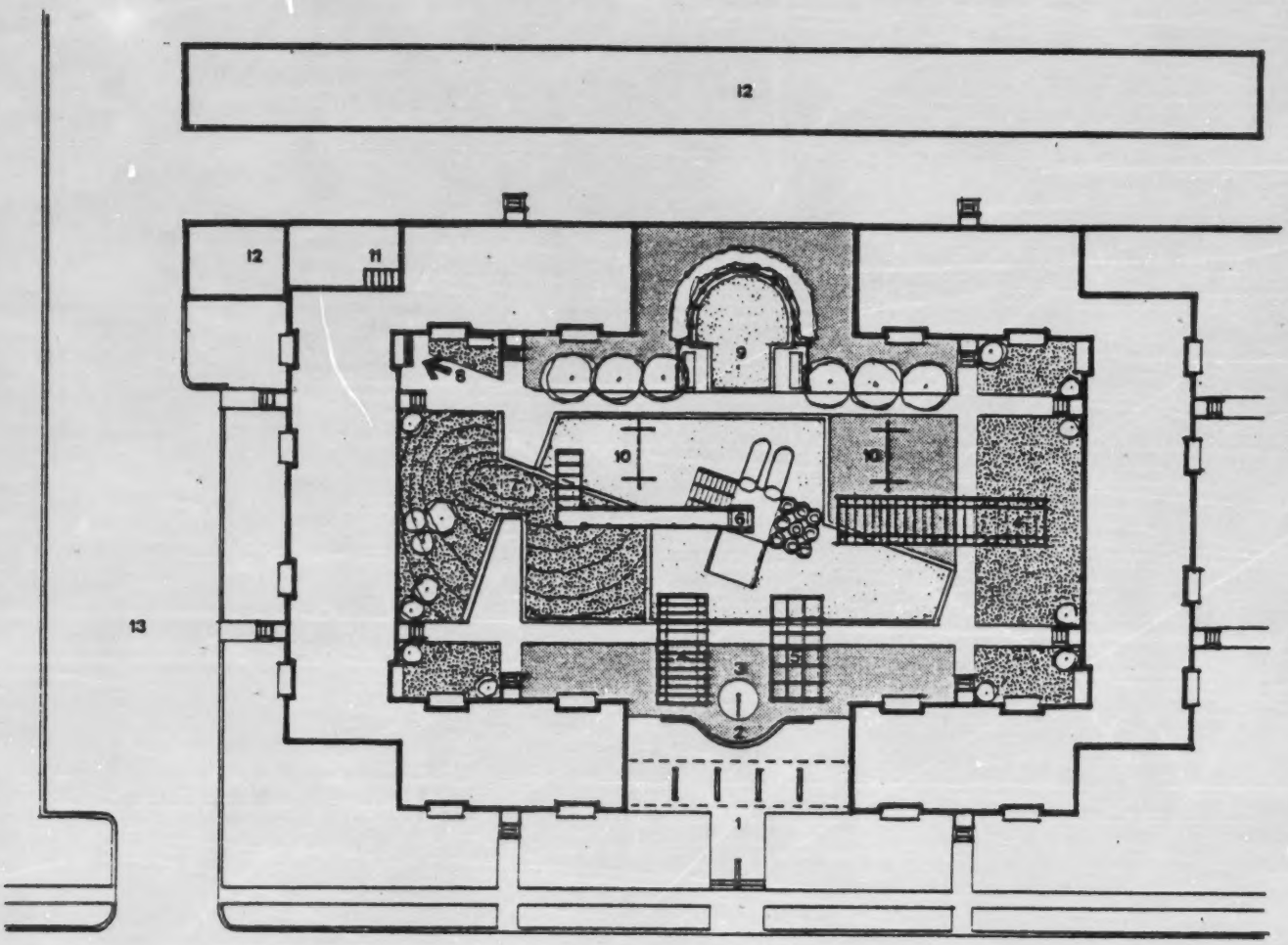
Children's input: Central space is boring.



Refitting A Storage Area: Before



Refitting A Storage Area: After



THE DONWAY EAST

- sand area with heavy timber curb
- grass
- concrete paving
- asphalt paving
- new planting
- existing porch with new planting

1 main pedestrian entrance and canopy (existing)
2 low masonry wall
3 hand water pump and cistern
4 trellis and benches
5 climbing frame
6 play tower and apparatus
7 big hill over existing walkway
8 entry court to indoor playspace
9 tots sandbox with hedge, low wood fence and benches
10 swings (existing)
11 greenhouse
12 garages for residents
13 open parking for residents

The Donway East Site Plan

showing proposed landscape development of outdoor playspace

CARR COURT

• Carr Street showing public path to the central entrance court and private yards at the street

• Central court and unit entrances

new windows

• Existing Nursery playground showing main doors and sliding glass doors to the proposed indoor playspaces

CASE STUDY TWO: REFITTING A DAYCARE FACILITY

Project Name: Carr Court

The Space And Its Current Use:

The space involved is a 1160 square feet area at the garage level of a stacked townhouse development, originally provided as a daycare/nursery facility. It is complete with kitchen area and bathroom. Ceiling heights are 8 feet and the space is 60 feet in length. The area outside and adjacent to this former nursery is excavated to provide direct access from the nursery to the outdoor play area.

The facility is currently unused because a community daycare facility has been provided nearby. A weight-room has been suggested as a possible use of this space, however, an existing party room is not well used and is more suited to this type of activity.

The area is well glazed and has a western exposure and therefore gets good sunlight for much of the day. Floor surfaces are tiled. The space is heated but not airconditioned.

Access to the daycare facility is provided through the building, with a secondary access directly to the outdoor play area which would provide for a reasonable extension of any planned indoor children's play facility.

Proposed Use:

While the space under consideration was intended as a nursery, the uses proposed here are just as applicable to an unused meeting room or perhaps a partially below grade unit which is no longer considered necessary.

It is proposed to refit the existing unused nursery as a play area for children for both active and quiet activities. Suitable storage for equipment and supplies have been provided in the demonstration example and the spaces have been designed so they are equally appropriate for young children during the day and teenagers during the evenings.

The quiet area is partly carpeted with built-in seating and play elements and partly hard surfaced for arts and crafts activities. The active area is hard surfaced and kept as clear as possible of fixed furniture in order to allow flexible use of this space for

such equipment as collapsible climbing frames for children and ping-pong tables for teens.

A supervisor's work area is provided near the entrance. This ensures good entrance control while providing good visibility over a significant proportion of the indoor and outdoor play areas when the supervisor is in this work area. This table area can also be used for creative play and table games.

The proposal shows a retractable canopy over part of the outdoor area as protection against the sun on hot summer days. A hose bib with a limited flow control would permit water play in the outdoor space.

Implementation:

This refitting is likely to be the least costly and least complicated of the three case studies examined in this study. Since kitchen and washroom facilities are already provided, the major expenditure will relate to the provision of a new main entrance, refinishing the interior, and installing a removable canopy over a portion of the outdoor play area.

Since there is a good direct access to the proposed indoor children's play area without requiring access through the building, residents should generally be supportive of this refit if funds can be made available to do the work.

An important feature of this type of space, as it is for the other cases presented, is programming and supervision. The better the space is managed the better it will work and the more it will be used. Since this is a co-operative rental project it may be possible to enlist residents' support for the management of this facility. However, ultimately one person should be responsible for the operation of the facility whether this person is hired on a part-time basis or is a resident volunteer.

Checklist

DESCRIPTION OF UNDER-UTILIZED SPACE

Previous use: Nursery

Reason under-utilized: - community facility located nearby

Dimensions of space - length 60'
- width 10-24' average 17'
- height 8'
- area 1160 sq. feet

	yes	no	describe/how to provide
Heating	✓		
Ventilation	✓		doors and windows
Running Water	✓		provide hose bib and limited flow valve, outside
Sanitary facilities	✓		existing bathroom
Lighting	✓		several windows and sliding glass doors - faces west
Privacy Separation			
Direct access to out-of-doors at grade	✓		main entry door exists in addition to two sets of sliding glass doors

DESIGN ISSUES CHECKLIST

Safety and Security

- Adequate exits
- Adequate screening of potentially hazardous activity areas
- Access control

- each room exits directly to the outside, two exits at either end of playspace offer access through the building
- no hazardous activities

Zoning of Play Activities

- Separation of incompatible play activities
- Adequate zoning for age groups
- Location of storage close to related activity areas
- Minimizing traffic through an activity area

- staffer's desk surveys main door
- several zones of different character can be developed, with retreat types of activity encouraged to develop in the corners

Supervision

- View of play area from "central" point if possible
- Supervision by parents (with tots) if possible without undue interference in play activity

- the staffer's area with carpet, desk and perhaps a couch offers a good place for parents, tots or staff to keep away from the main areas which are in view

Storage

- Adequate storage space for materials and tools
- Storage or office area for supervision/program person
- Coat/boot storage for winter clothes
- Storage area for work in progress

- more than adequate storage available, portable storage units have play potential, provide in addition to fixed units
- existing clothes cupboard with doors and hangers can be made more efficient with coat pegs and boot boxes

Materials and Finishes

- Use of natural elements such as water and sand
- Suitability of finishes for the activities planned
- General durability and low maintenance of finishes

- water and sand outside, water inside
- provide both carpeted and tiled areas

Seasonal Use

- Relationship between inside and outside to promote seasonal use of indoor and outdoor play areas

- direct access from all areas to outside

Other Issues

A canopy over a portion of the outdoor area extends some activity outdoors and will increase feelings of intimacy in the adjacent indoor space.

PROJECT AND PROGRAM INFORMATION

Number and type of units: 103 townhouse and apartment units (Carr Court and Eden Place combined)

Density: medium density

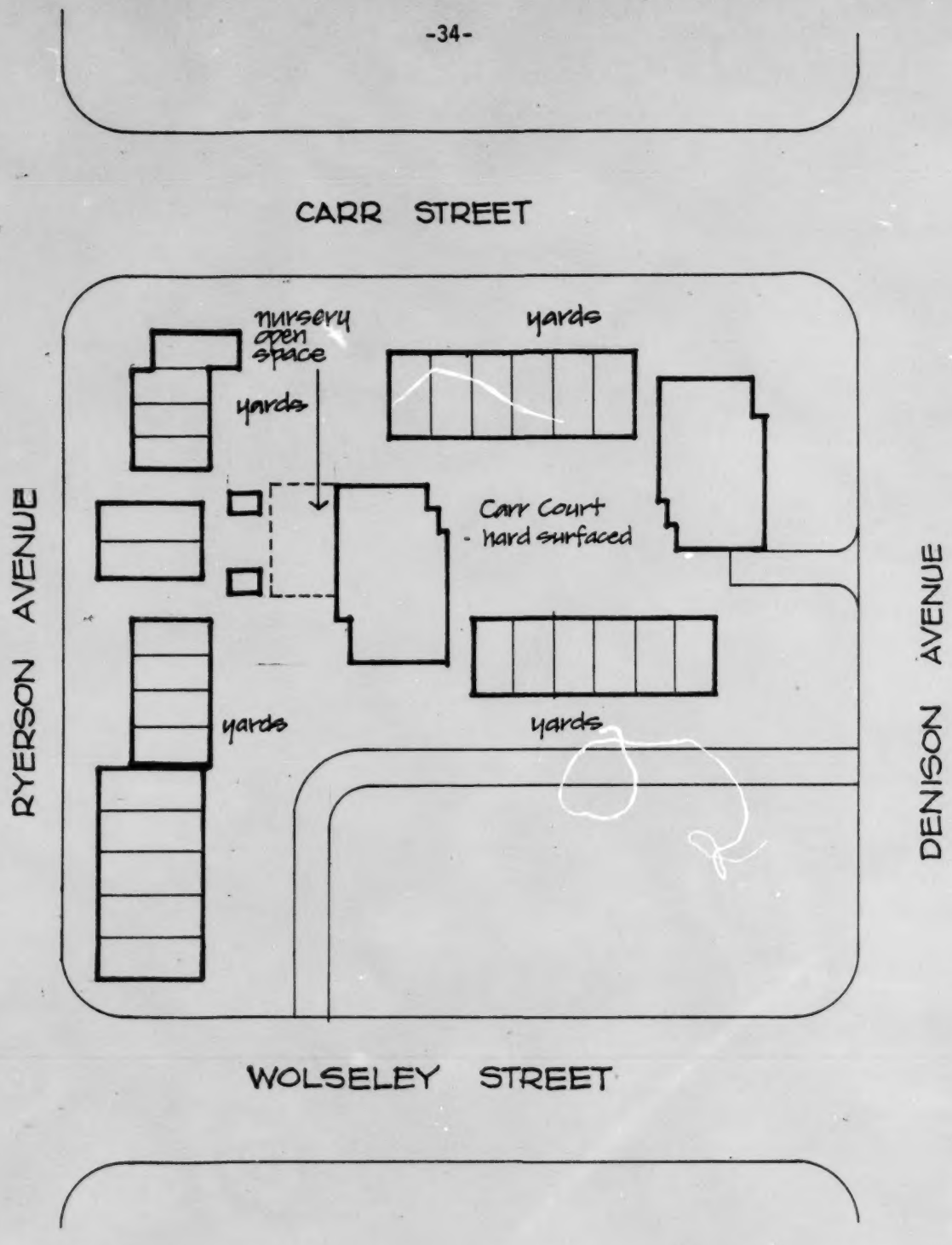
Type of tenure: co-op rental tenure

Existing on-site and nearby recreation facilities. Are these used by children in the project? - the pedestrian walk system is used for trikes, bikes, carts etc.

Child population on-site: - high proportion of families with children

Parent's comments on play space needs of on-site child population: - need for indoor play space

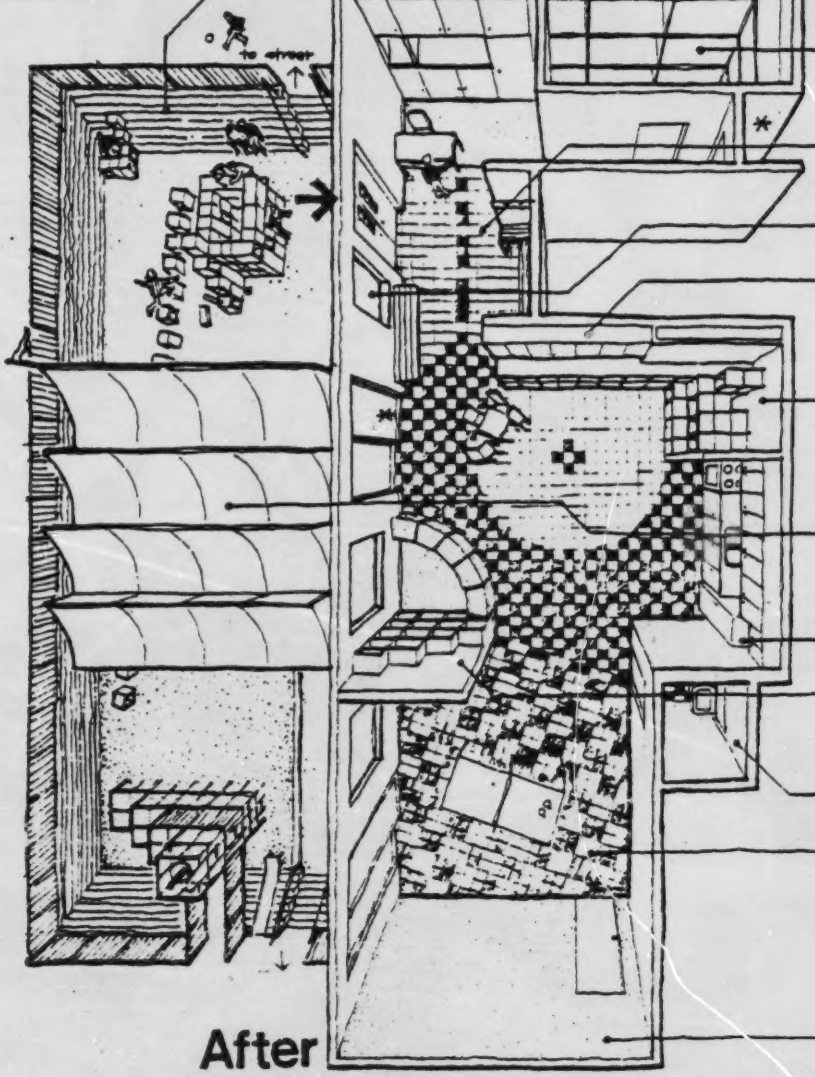
Children's input:



Carr Court Site Plan

Refitting A Daycare Facility

Before



After

outdoor play court
existing stepped retaining wall and fence, new sand play area new climbing frame and slide

new office + retreat corner
wall storage, desk, carpet

equipment storage
shelving, portable play materials

entry
new benches, coat pegs

new window

supplies storage
new millwork, games, toys, crafts in progress

portable storage boxes
in addition to built in storage increases the possibilities for play

new canopies
shade indoor passive play area, extend play outdoors

existing kitchen

retreat play
portable carpeted banque units, book boxes

existing toilet

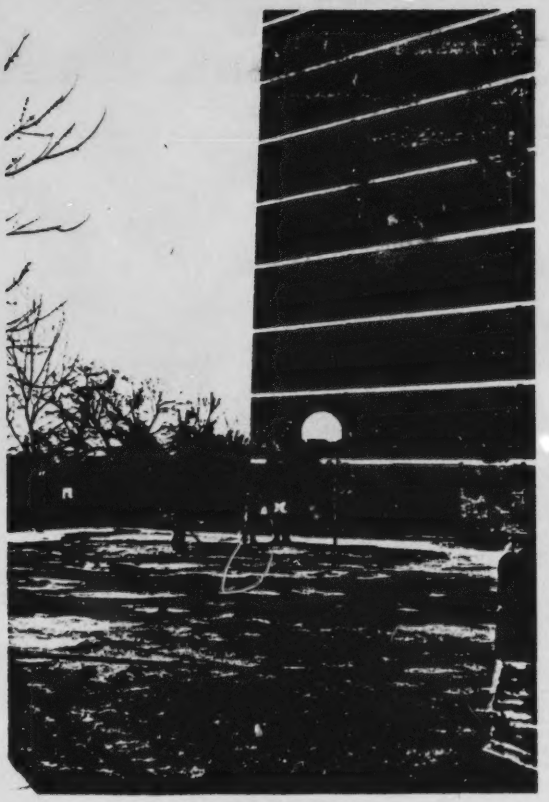
active play area
portable play materials ping pong, climbing gym

variety of new wall and floor finishes
create visual interest, signal different activity areas

new cork wall

emergency exits *

DUNDAS - GOOCH



• Ball games area

• Existing playground

• View from Gooch street to east parking garage entrances

CASE STUDY THREE: REFITTING AN UNDERGROUND PARKING GARAGE

Project Name: Dundas/Gooch

The Space And Its Current Use:

The second level of underground parking in this development is unused. Since each level has its own entrance/exit ramps, each can be operated independently. The area available is approximately 58,800 square feet.

Stairs and elevators now provide access to both parking levels. Stairs also provide direct access to grade at the north and south ends of the building without requiring access through the building.

The space is vented and sprinklered as required by the codes. No windows are provided even though part of the outside wall of the garage is above grade and exposed.

Proposed Use:

It is proposed that parking be moved to the lower level and that the upper level be refitted as an extensive school-aged children's active play park, complete with jogging and go-cart tracks, water play area, innovative ball game area and adventure play area. As well, additional facilities such as an automotive workshop area, a jogging track, greenhouse area and pre-schoolers passive recreation area with seating for adults, are provided for adults and seniors in the project and community.

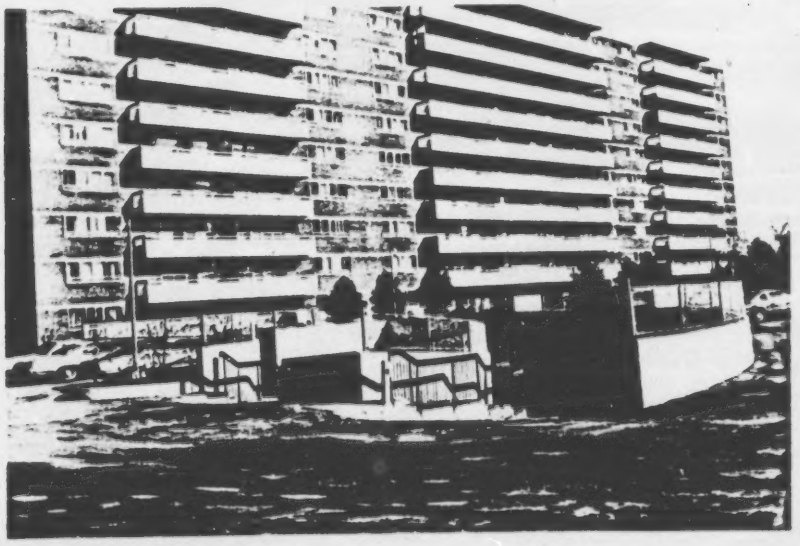
Developing the play area on the upper parking level instead of the lower level provides an easier connection to grade and will allow daylight to be introduced via skylights.

The refit proposed ensures good separation between the different types of play areas and suitable storage areas are provided. A particularly large storage area is required for adventure play building activities which are shown as taking place in a "street location" along the jogging track.

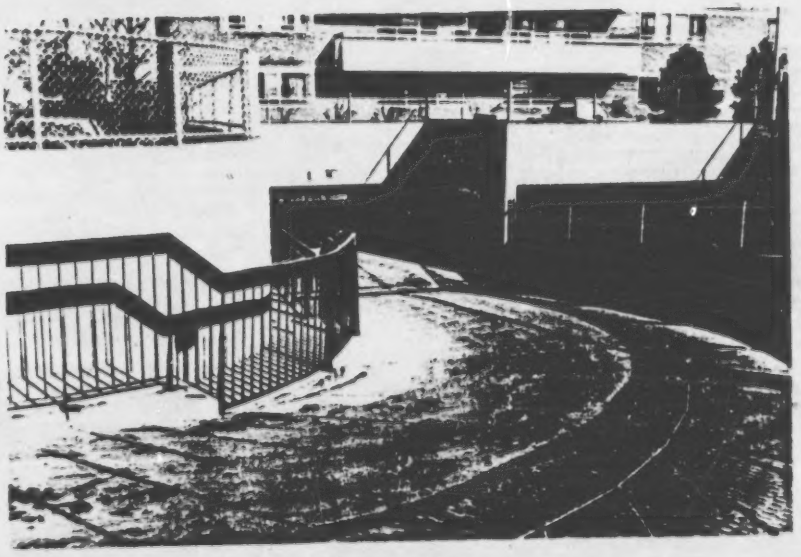
Not shown, but required, are washroom facilities which would be provided in a location indicated by the existing plumbing.

These activities and the automobile workshops will require particularly good supervision and resource personnel. Two resource persons' stations are provided in locations where good views of the facility are possible.

• Recreation deck between towers



• West entrances to underground parking



• West entrance ramp to upper parking

Implementation:

The greatest obstacles to implementation of a scheme of this magnitude are the cost and the need to involve children who do not live in the project in the use of the facility, since the population in the development is insufficient to make use of a facility of these dimensions. This may pose some problems for residents who would prefer to see the project used by residents only and for management who will have concerns about possible increases in vandalism and noise, and insurance problems related to non-residents using facilities on the site.

A most important factor in making the space safe and encouraging its use is good staff. The space is large enough to host a variety of interesting and exciting activities. It will require persons who are capable resource people and good administrators, able to deal with children, residents in the project and the general community. The size of this play area warrants the use of volunteer participation, particularly where trained people are available to supervise such areas as the automotive workshop.

Checklist

DESCRIPTION OF UNDER-UTILIZED SPACE

Previous use: Parking Garage

Reason under-utilized: - oversupply of parking

Dimensions of space - length 140' - 240'
- width 30' - 140'
- height 6'-11"
- area 98,800 sq. feet

- there are several, different spaces in the garage ranging in size as indicated

	yes	no describe/how to provide
Heating	✓	supplement with unit heaters if required
Ventilation	✓	existing garage ventilation
Running Water		✓ in addition to existing service, provide hand-pumped play service
Sanitary facilities	✓	use existing service
Lighting		✓ provide new skylights
Privacy Separation		
Direct access to out-of-doors at grade	✓	use existing stairs and ramps

DESIGN ISSUES CHECKLIST

Safety and Security

- Adequate exits
- Adequate screening of potentially hazardous activity areas
- Access control

- use existing exits
- adventure play, hard surface games, workshop and existing parking are completely segregated

Zoning of Play Activities

- Separation of incompatible play activities
- Adequate zoning for age groups
- Location of storage close to related activity areas
- Minimizing traffic through an activity area

- most of the functions are active but the zoning should operate to segregate various degrees of activity
- a few special areas should be provided for parents and tots that are visually connected to, and physically separated from the main activities

Supervision

- View of play area from "central" point if possible
- Supervision by parents (with tots) if possible without undue interference in play activity

- maintain access control and supervision with strategically located parents and supervisor's rooms with windows looking out onto the main play areas

Storage

- Adequate storage space for materials and tools
- Storage or office area for supervision/program person
- Coat/boot storage for winter clothes
- Storage area for work in progress

- water available for play inside can be carried outside for sand and water mixing

Materials and Finishes

- Use of natural elements such as water and sand
- Suitability of finishes for the activities planned
- General durability and low maintenance of finishes

Seasonal Use

- Relationship between inside and outside to promote seasonal use of indoor and outdoor play areas

- access to the existing outdoor play area is direct, and through existing exits.

Other Issues

Children can gain access from their living units by first going outside.

- provide direct access to the indoor playspace from within the two buildings for the use of parents and supervisors.

PROJECT AND PROGRAM INFORMATION

Number and type of units: 285 apartments

Density: high density

Type of tenure: rental tenure: Ontario Housing Corporation

- the existing outdoor facility with the exception of the recreational deck, is well developed.

Existing on-site and nearby recreation facilities. Are these used by children in the project?

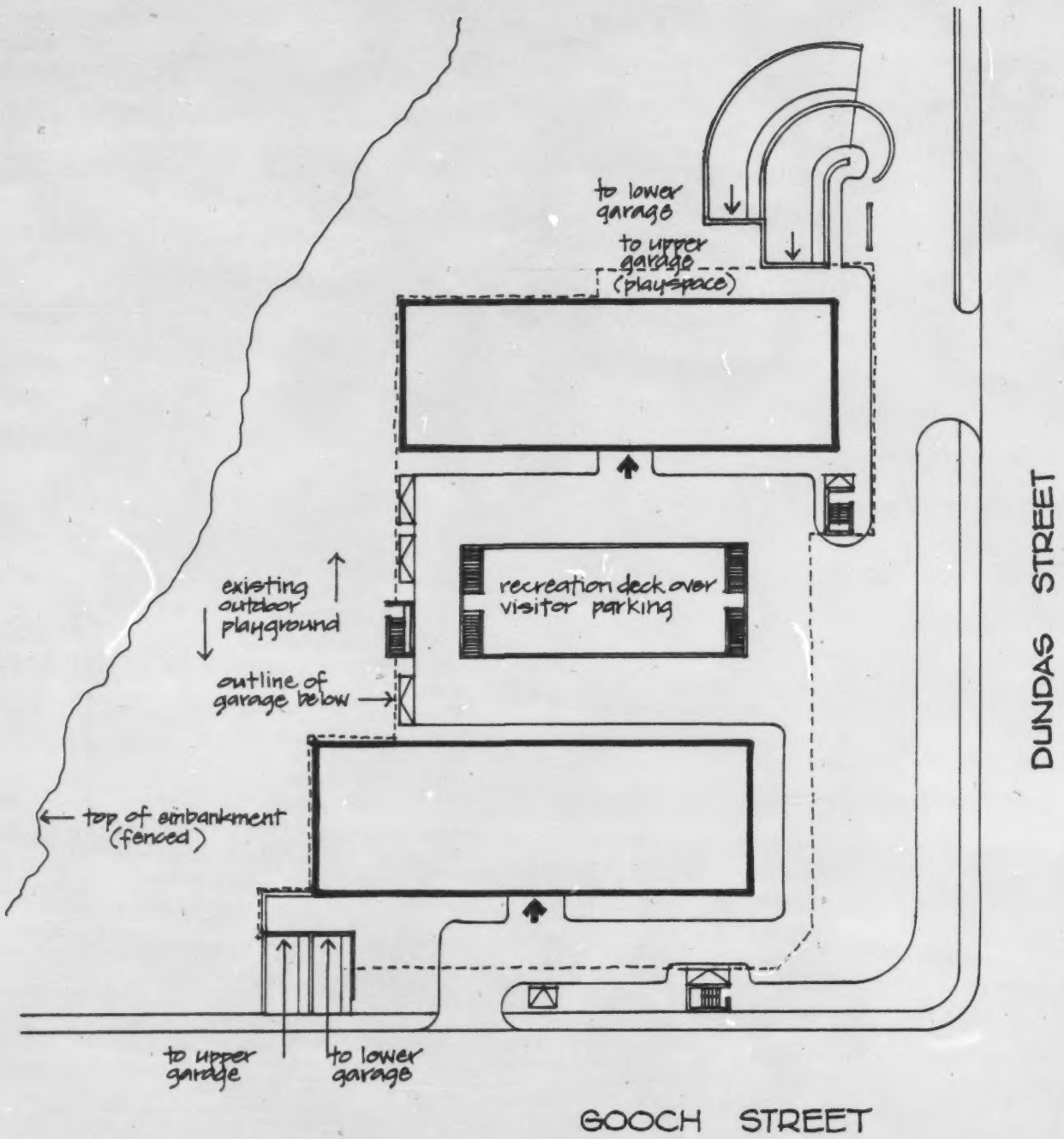
Child population on-site: a mix of families & seniors

- child population on site is insufficient to support such a large facility

Parent's comments on play space needs of on-site child population:

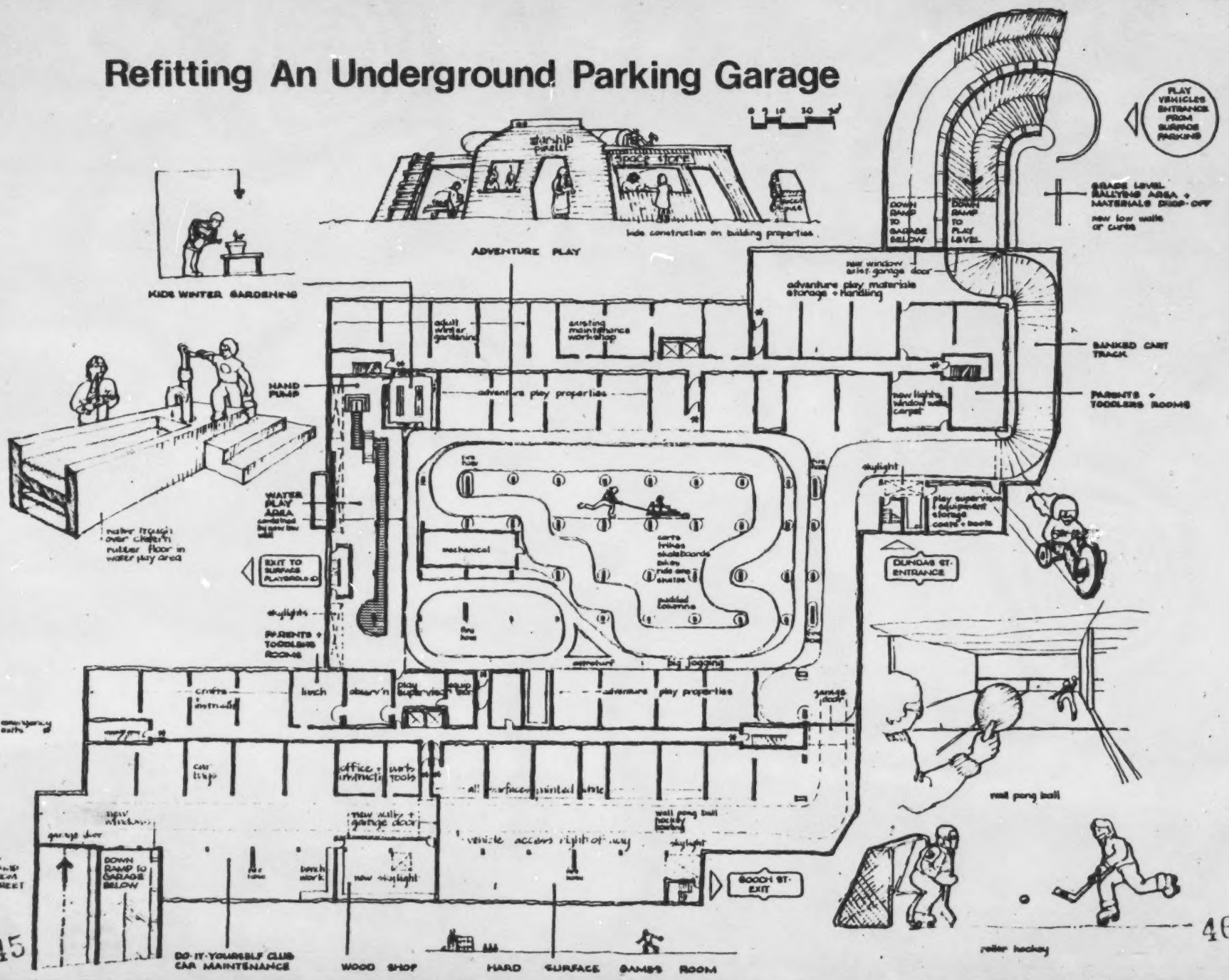
Children's input:

- an indoor facility is needed.



Dundas-Gooch Site Plan

Refitting An Underground Parking Garage



PART 3: APPENDIX

INDIVIDUAL PROJECT REVIEWS

INTRODUCTION TO INDIVIDUAL PROJECT REVIEWS

Eighteen projects were reviewed to provide an overview of the types of under-utilized spaces which might be available for refitting as children's play spaces.

These reviews included interviews with management, site visits and personal observations.

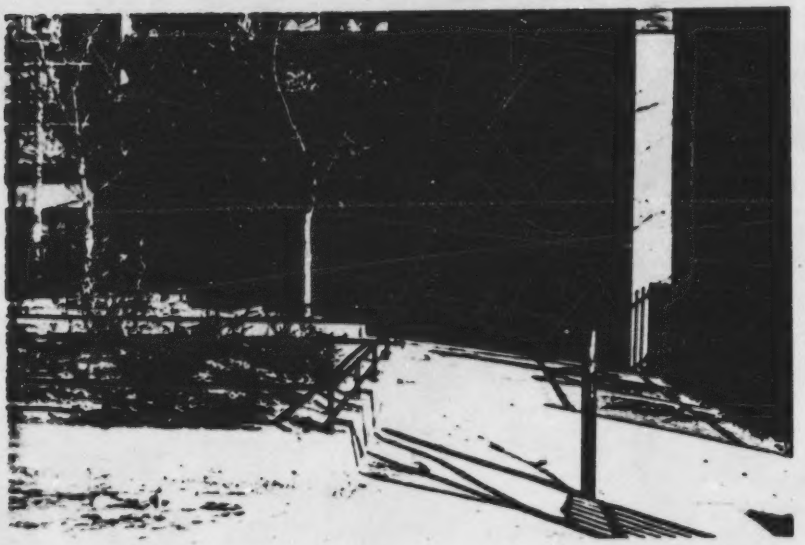
The projects were selected to provide a sample which would be representative of a number of important variables, such as: urban or suburban location, building type, type of tenure, type of ownership and density. The reviews were intended to note play facilities which were already available as well as opportunities for creating new play spaces for children.

As noted earlier, the term "under-utilized space" is not strictly defined and varies from project to project since management provided an important input into identifying spaces as "under-utilized" or "waste" spaces.

The following individual projects are organized alphabetically. The projects selected are fairly typical. The under-utilized spaces identified are described as are the play opportunities which might be developed. These are case studies which may have applicability in a number of situations; however, each project should be considered as a special case deserving individual attention.

Projects are listed in the Table of Contents.

ALEXANDRA PARK



- One of the main pedestrian entries to Alexandra Park

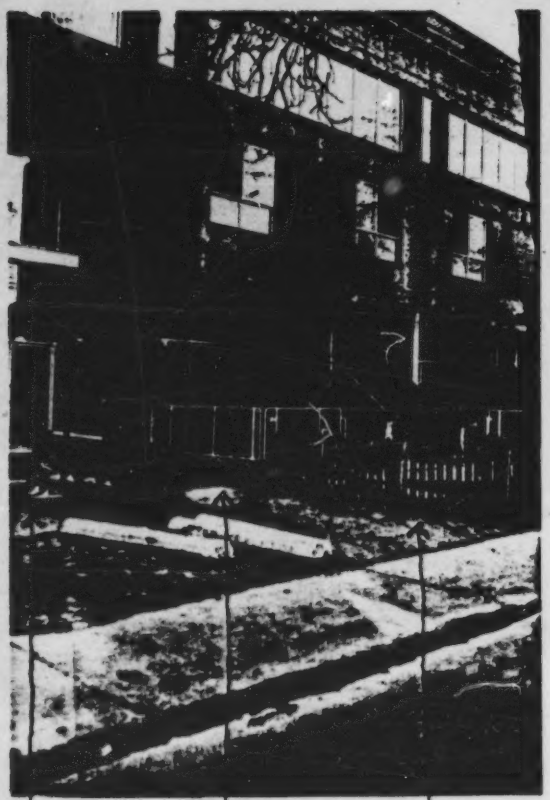
This area used now by a work-shop and a convenienel store.

- General view showing the apartment building, townhouses and surface parking

ALEXANDRA PARK

Location:	Downtown Toronto
Number and Type of Units:	410 units in total - rowhouses and apartments, with the apartments predominantly for seniors and the rowhouses occupied by families with children.
Density:	Medium to high.
Population:	Seniors and families with children.
Tenure:	Public housing.
Description:	A recreation building has been provided on site which includes meeting rooms and a gym. The residents are currently organizing to regulate the use of this facility under the general direction of Ontario Housing Corporation. There are no other communal recreation facilities on site. Areas previously divided up into private yards are being relandscaped to provide communal open spaces, due to poor maintenance of many of these private yards.
Under-utilized Space:	One of the most visible areas, near the convenience store and once a laundry, is now a maintenance storage area. Management and social services offices are also located in this area. If maintenance storage could be relocated, a large, centrally located space would be available for such uses as a children's play area, a drop-in centre or a children's work shop. The adult workshop, currently located in the new community centre, could perhaps be better located here, adjacent to the children's workshop.

BEVERLEY PLACE



to upper apartments | to lower apartments | to middle apartments

- View from the street

- Back yard view showing private yards and public open space

1. laundry room 2. card room

- View from the street

showing private balconies, entrances to underground parking and convenience stores

BEVERLEY PLACE

Location:	Downtown Toronto.
Number and Type of Units:	103 stacked apartments with many units directly accessible from the street.
Density:	Medium.
Population:	A high proportion of 1-bedroom units (50%). The remainder are bachelors, 2-bedroom and 3-bedroom units. The child population is significant.
Tenure:	Non-profit rental, City of Toronto
Description:	This is a recently completed development of stacked 2-storey units. The project is linear, forming a 5-storey facade along the street with a large open space in the centre of the block. This open space is divided into private yards as well as a large public open space. Parking is underground.
Under-utilized Space:	A card room, rarely used except for infrequently held residents' meetings, has sink and washroom facilities, is glazed along one wall, and overlooks the open space. This card room is directly accessible from grade by a separate staircase. This presents an excellent opportunity for an arts and crafts room or recreation room for older children. The distance to grade, however, makes this space less suitable for a daycare facility.

CARR COURT (see Case Studies)

Location:	Downtown Toronto
Number and Type of Units:	103 units total for Carr Court and Eden Place together.
Density:	Medium
Population:	Predominantly families with children.
Tenure:	Co-operative rental.
Description:	This is a six-year-old co-operative development. While under one management, the project is separated into two sites. The development consists of a three-storey structure around a court. Lower units are directly accessible from the court. Upper units are accessible from corridors. Parking is underground. Units back onto the street and face onto the interior court. The court is hard surfaced. Landscaping is now being added to reduce active play and to promote passive recreation in the court area. Prohibitions against ball playing and bicycle riding in the court are generally ignored. No interior play spaces are available for children.
Under-utilized Space:	There is one space which is potentially ideal for conversion into a play space for children: an unused nursery. This former nursery is below grade but has direct access to a below grade outdoor play space formerly used by the nursery school. The facilities inside include kitchen facilities and a washroom. An unused partyroom is also under-utilized. This room has a sink and counter but no washroom. While there is no direct access to the outside from this room, it is

public path to Carr Court

• Carr Street

showing rear yards (at left) and front entries (at right)

• Carr Court

showing front entries - upper units are reached through a corridor

possible to provide such an access as much of the basement is above ground. The co-op has been considering the nursery as a possible exercise/weight room. The meeting room may be more appropriate for this facility.

CLOISTERS OF THE DON

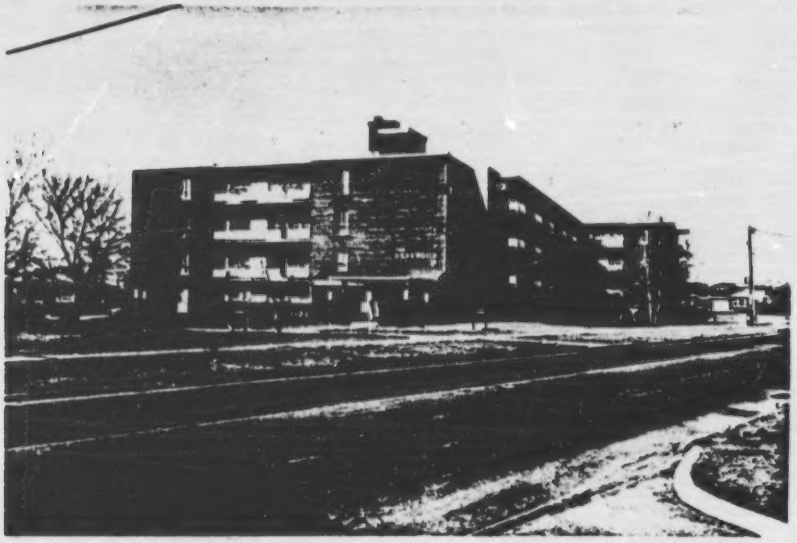
• View of street side Townhouses

• Maisonettes & parking area

CLOISTERS OF THE DON

Location:	Don Mills, North York
Number and Type of Units:	Project of rowhouses and maisonettes - 12-20 units per row of maisonettes.
Density:	Medium
Population:	Predominantly families with children.
Tenure:	Rental
Description:	Two-storey units accessible by a central corridor on the main floor. Each unit has open space at grade and a small balcony at the bedroom level as well as a basement for laundry and storage in each unit. There are no communal buildings or communal indoor spaces. A project swimming pool and a small play area for young children are provided on site in addition to generous private open space for each unit. Most of the unassigned and under-utilized open space is adjacent to rear yards and would not be suitable for noisy activities.
Under-utilized Space:	None.

DENEWOOD APARTMENTS



• View from the street

showing the main entrance, landscaped open space, and surface parking in the rear

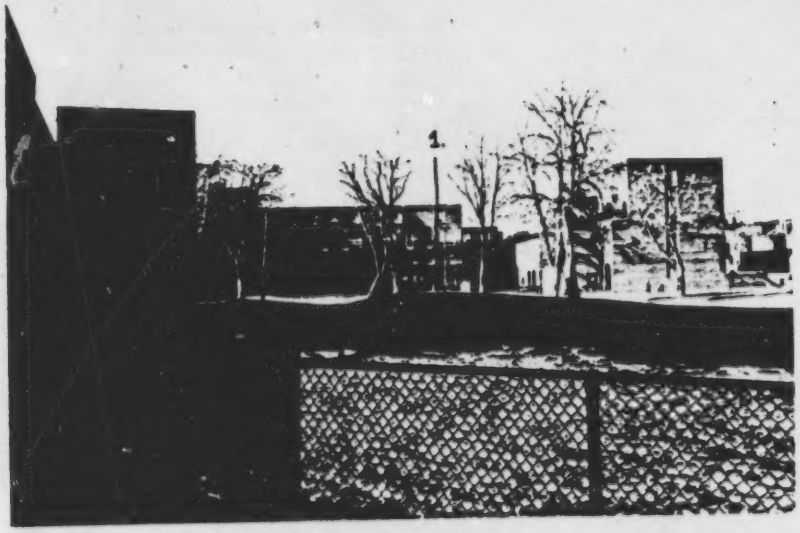
DENEWOOD APARTMENTS

Location:	Don Mills, North York
Number and Type of Units:	64 apartment units.
Density:	Medium
Population:	Once had a high proportion of families with children. This has changed in the last few years to the current situation where there are only four children in the project.
Tenure:	Rental.
Description:	This is a 4-storey building with an elevator. There are units on all four floors, including units at grade. There is no basement and no communal indoor space other than the lobby and hallways. Parking is outdoors at grade. A children's playground, currently on site, is being donated to a nearby daycare facility. This building is typical of walk-up projects of the early 60's in which units are at grade and no basement space is provided, either for storage or parking.
Under-utilized Space:	There is a fair amount of landscaped open space but management does not consider this to be under-utilized since it contributes visually to the project.

DON MOUNT VILLAGE

Location:	Downtown Toronto east of the Don River.
Number and Type of Units:	232 stacked townhouses.
Density:	Medium density.
Population:	Predominantly families with children.
Description:	Stacked 2-storey units around two open courts. One of these open areas is a public park. The second is an asphalted open area and part of the project. Units at grade have access from the court while units above have access from one or two elevated and open walkways at the 3rdand 5th levels. Surface lots are provided for parking. There are no communal storage areas. Indoor communal areas include laundry rooms and a recreation room at the 3rd level adjacent to the elevator. The recreation room is small considering the number of children in the project and there is no separation of activity areas for active and passive play or for younger and older children in this space.
Under-utilized Space:	The administration offices occupy a unit on the 3rd level walkway and maintenance occupies the former second recreation room. The location of the second recreation room at a far corner of the project would tend to disperse staff and fails to meet the central location requirement noted by management. An optimal location for a recreation space is in a ground floor unit in the section which separates the two halves of the project. With access

• North court
showing asphalted open space



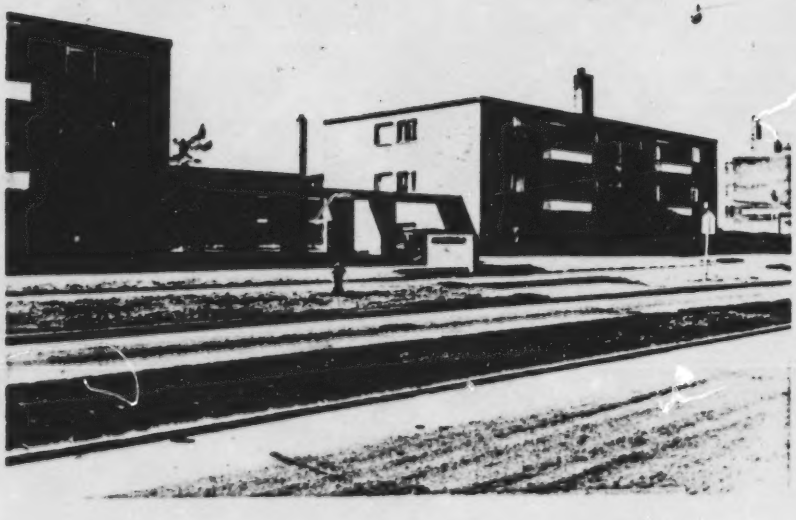
• South Court
showing location of central unit (1.)

from south and north such a unit meets the neutral/central location criteria. Moreover the space is at grade and can take advantage of outside space in the summer. Furthermore, rooms can be set aside for different activities and age groups.

To accommodate this arrangement perhaps the current office space on the upper level can be freed for residential use and the existing recreation room used for office space.

- Driveway on the South Side

showing children playing hockey on the asphalt, some of the garages and one of the entrance porches. other apartment buildings can be seen nearby



- View from The Donway

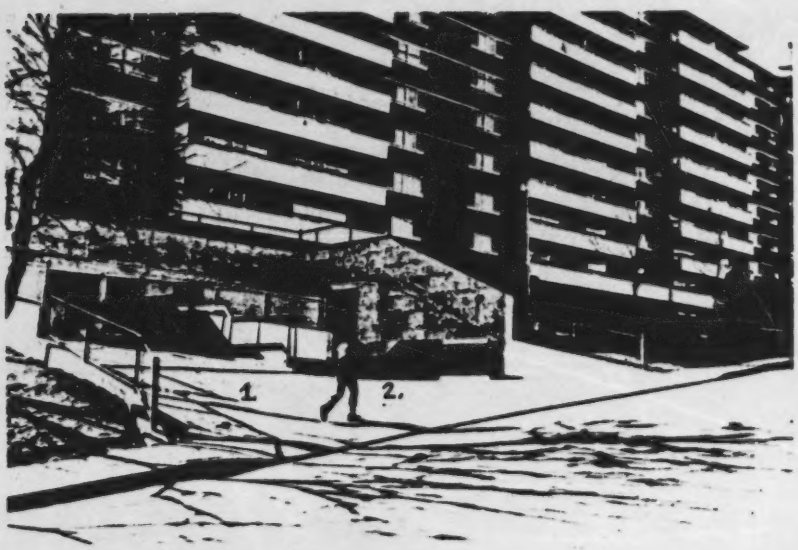
showing building entrances and the main public entrance to the central court

THE DONWAY EAST (see Case Studies)

Location:	Don Mills, North York
Number and Type of Units:	88 apartment units
Density:	Low
Population:	Predominantly families with children.
Tenure:	Rental.
Description:	The project is made up of eight similar buildings linked around a central court. Each building is a 3-storey walkup with the first floor partially below grade and with four units on each floor, served by a central stair. Part of the basement in each building is set aside for a laundry room, storage lockers and mechanical space. Parking is on the surface either open or in garages and is on the perimeter of the site. Open space is provided in a generous court, partly grassed and partly hard surfaced.
Under-utilized Space:	A storage area could be refitted as children's play area if alternative arrangements can be made for storage. An unused, but unheated, storage area is available near the garages which could be used to free up space for an indoor children's play area. The open court is well protected from the street and from parked cars. It is overlooked by half the units in the project and is a potentially excellent outdoor play space. This court could be designed to encourage children's activity in the project and to improve the visual appearance of the project. Since this is the major communal open space, it should also accommodate adult activities.

DUNDAS-GOOCH (see Case Studies)

Location:	Borough of York.
Number and Type of Units:	285 apartment units.
Density:	High.
Population:	1-bedroom and bachelors occupied by seniors. 2-bedroom and larger units occupied by families.
Tenure:	Public housing.
Description:	Two residential apartment buildings separated by a surface visitor parking area. Residential parking on first level of underground parking. Outdoor play area provided with swings, sand and basketball area. No indoor recreation space provided in development.
Under-utilized Space:	A second level of underground parking, which has never been used, is accessible from a separate ramp and garage door. This area is well lit but unpainted and is directly accessible from the outside. Total area is more than an acre of underground space. The underground lot could accommodate roller skating, bowling and floor hockey. Columns are spaced conventionally at approximately 20' between columns. Conventional facilities such as daycare, a play room or teenage drop-in centre could also be created. Because the space is below grade, noise should not be a problem. Another unused space is the concrete deck, provided over the surface parking area, between the two residential towers. This podium has concrete planting boxes with trees

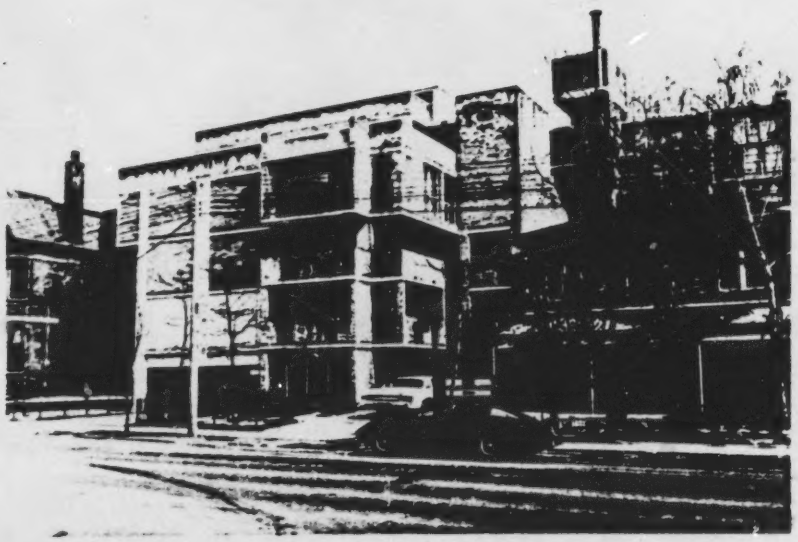


• Gooch Street
showing garage entrances -
1. to upper level
2. to lower level

• Outdoor playground
with recreation deck visible in the rear, between the apartment towers

and is perhaps more suitable as a sitting-out space for the senior citizens in the project than as a children's play area.

• Glazed entrance foyer on the public path into the central court



• Sherbourne St. showing the parking garage entrance (at left), community centre (house at right) and the under-used decks and meeting room (on top of the block facing the street)

DUNDAS-SHERBOURNE

Location:	Downtown Toronto
Number and Type of Units:	302 new apartment units. 74 apartments in renovated houses.
Density:	High
Population:	Approximately 75 families with children.
Tenure:	Non-profit rental, City of Toronto.
Description:	Infill of two 6-storey buildings behind existing housing. A community centre is part of the development and is managed by the residents.
Under-utilized Space:	A glazed 2-storey space adjacent to the elevator lobby; and a meeting room and deck at the fifth level. The meeting room on the fifth floor is unused. It is a spacious room, well glazed, faces west and opens (by sliding doors) onto a large terrace. A second terrace, above this space, is accessible via a nearby exterior stair. The room and terraces could be a useful indoor/outdoor play area for children and could be refitted with a limited expenditure of funds. The area adjacent to the lobby is a 2-storey glazed space which was provided as an outer lobby. It is heated and access to the elevator lobby is through this outer space. The entry could be relocated to allow a refit of this space. The area is however small and very exposed visually.

FIRGROVE CRESCENT

Location:	Jane-Finch neighbourhood of North York
Number and Type of Units:	236 stacked rowhousing units.
Density:	Medium
Population:	Predominantly families with children.
Tenure:	Public housing.
Description:	The project consists of 2-storey rowhouses and 4-storey stacked rowhouses. Units at grade have generous, if exposed, rear yards and all units are accessible from interior corridors. The on-site facilities include children's play grounds with slides, swings and sand; a swimming pool; and a recreation building. Resident's parking is at grade and covered. A daycare facility for approximately 60 pupils is provided on site.
Under-utilized Space:	Management indicates that the recreation building is being poorly used. It has a large room which was once used for Bingo games but is inconvenient for smaller groups; a kitchen which is large and well equipped; and a smaller meeting room. The smaller meeting room is well used by teenagers as a meeting place. They have claimed it as their own and decorated it to meet their needs. This room affords reasonable privacy and can be locked when not in use. The large recreation room is not popular since adults find the space too large and difficult to manage. While this space is currently unused, proper programming could improve the use of this space by adults or children.

FIRGROVE CRESCENT

- Playground in central outdoor area

- Public walkway showing playground (left) community meeting room (centre) and fences to private yards (right) for units at grade.

For example, it could be used as an afterschool facility for older children aged 9-12, some of whom are now accommodated in the daycare facility on the site. This facility is overtaxed and the program requirements of older children could be better accommodated in a location separate from the junior program. This facility could be provided without great changes to the space through the provision of a "leader" (possibly a volunteer) who would supervise the afterschool program. This program could be instituted without compromising the use of the space by adults in the evenings.

• Open space next to the rear wall of the locker room

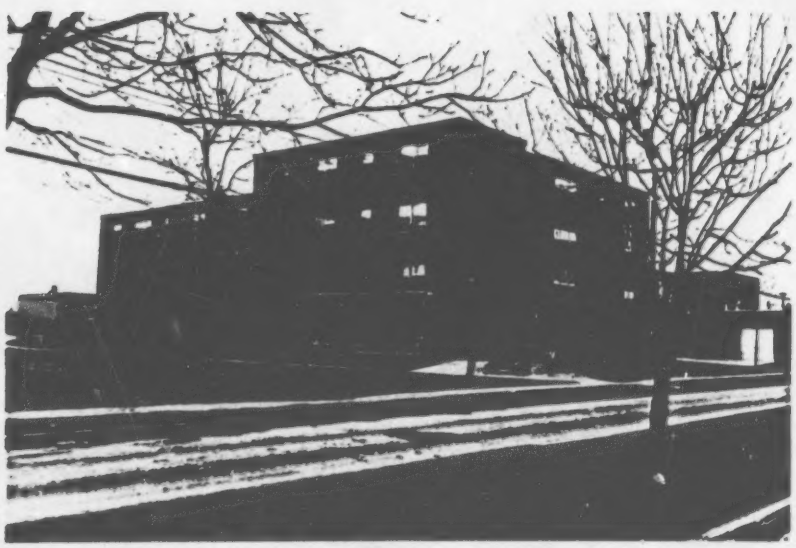
• Main entrances to building and the parking garage

GOWAN AVENUE

Location:	East York.
Number and Type of Units:	120 apartment units.
Density:	High
Population:	Predominantly an adult building which is likely, however, to develop a higher child population over time.
Tenure:	Rental.
Description:	Recently completed, 21-floor tower. The lobby, tenant storage and superintendant's suite and office are on the main floor. Parking is below grade with visitor parking on surface. The visitor parking is also well used by tenants for washing cars and simple car maintenance. Parking below grade is somewhat under-used with approximately 15-20 vacant spaces. Tenant storage is well used. Outdoor space around the building is grassed but unused. Only the superintendant's apartment has direct access to this outdoor space. All other apartments have balconies.
Under-utilized Space:	Unused parking spaces could be converted into a storage area, leaving the main floor area adjacent to the open space as an indoor play facility for children or a daycare facility. Many apartments in the area are occupied by working parents with children.

LAWRENCE HEIGHTS

Typical buildings showing little used open space



LAWRENCE HEIGHTS

Location:	North York.
Number and Type of Units:	501 rowhouses and 580 apartments - 1,081 units in total.
Density:	Medium.
Population:	5,400 persons, predominantly families with children and a high proportion of these are mother-led families.
Tenure:	Public housing.
Description:	The buildings are 3-storey walkups or rowhouses. The project is about 22 years old but in good repair. The waiting list is becoming shorter as the rents in the project approach market rents. (These units are not under rent control.) The adjacent community centre meets many of the community's needs for organized sports. However, this facility is not viewed as a project space by residents. A need has been expressed for a drop-in centre managed by a "detached community worker" and for a car maintenance garage because of the interest that the teenagers have in working on their automobiles. The average age of children in the project has increased as families have grown older.
Under-utilized Space:	The original laundry rooms have been updated and reduced in size. The leftover space is being used for maintenance storage, a clothing store and a co-op food store. These rooms are approximately 15' x 20'. Except for one, all are now being used. This unused room is partially below grade and requires that direct access to the outside

be provided if it is to be a useful and easily accessible place for children or teenagers.

The real surplus is in outdoor space which provides a visual amenity but is little used otherwise.

MOSS PARK

Location:	Downtown Toronto.
Number and Type of Units:	3 highrise apartment buildings with a total of 901 units. Each building has: 65 bachelor, 156 1-bedroom, 65 2-bedroom, 11 3-bedroom, 4 4-bedroom. The 3- and 4-bedroom units are maisonettes at grade and the rest are typical apartment units. The bachelor and 1-bedroom units are rented to senior citizens and the larger units are rented to families.
Density:	High.
Population:	Approximately 2005 persons of which about 200 are children.
Tenure:	Public housing.
Description:	Typical early 60's apartment towers with 2-storey units at grade. Laundry rooms and recreation rooms are on the top floor. One recreation room is for seniors and is used as a meeting room, sewing room and for cooking lessons, etc. The second recreation room is used mainly for summer programs for children and movies, etc. There are good recreation facilities nearby and the site is adjacent to a city park.
Under-utilized Space:	The basement locker area is identified by management as waste space. No one uses this space for storage due to vandalism. Smaller locker rooms are less susceptible to vandalism and are well used. These

MOSS PARK

• View from the Park

apartments at grade have private walled yards

are located nearby.

The large locker room is adjacent to a stair and if properly vented this could be an afterschool club for older children or simply an activities room for noisy indoor games.

RICHMOND SQUARE

• Main Pedestrian and Vehicular Entrance from the street

• Central Court showing
1. apartments
2. manager's office
3. townhouses

RICHMOND SQUARE

Location:	Downtown Toronto.
Number and Type of Units:	Approximately 565 apartment units.
Density:	High
Population:	A large proportion of families with children.
Tenure:	Rental.
Description:	A highrise rental project consisting of two towers rising from a podium which covers the parking garage. A central open court is created at the podium level by these towers and townhouse-like units which complete the perimeter.
Under-utilized Space:	There are no indoor recreation spaces for children. A space initially provided has been put to other uses. The manager's office is at the podium level and is directly accessible from it. The most available space is the open podium. This is an asphalted surface which is poorly landscaped and is most inhospitable. The occasional planting box and a sand-box remain but few trees remain and the sand is long gone. The space however is well used by the many children in the project. If the manager's office were relocated, this would provide a prime location for a children's indoor play area, well related to the open space, both with respect to children using these spaces and a staff person supervising them.

831 RICHMOND ST. WEST

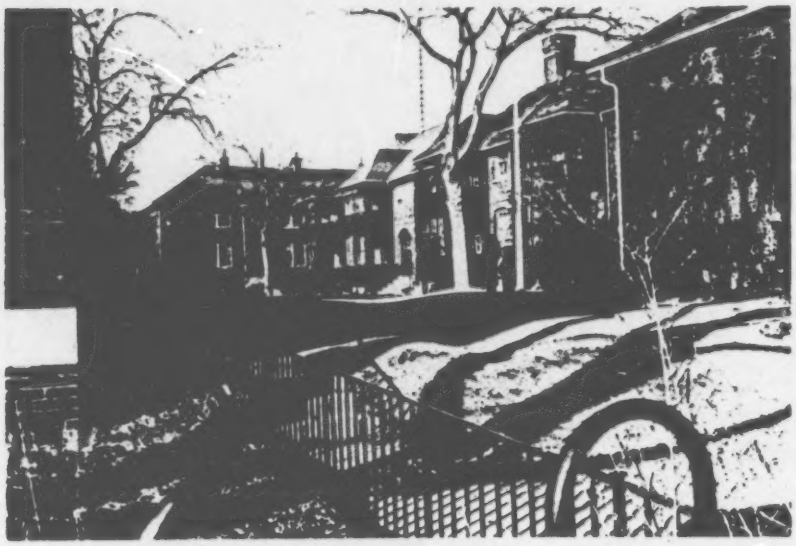
- Front Entrances and parking viewed from the street
  the side yard is in the foreground

831 RICHMOND STREET WEST

Location:	Downtown Toronto.
Number and Type of Units:	9 stacked townhouse units.
Density:	High.
Population:	High proportion of families with children.
Tenure:	Condominium.
Description:	Four-storey building consisting of stacked two-storey units. The upper units have balconies and the lower units have small rear yards. Parking is on surface at the front of the building.
Under-utilized Space:	This building is typical of multiplex buildings which provide completely self-contained accommodation for each unit. There are no communal spaces save the parking lot and a small exposed side yard provided to meet set-back requirements.

SPRUCE COURT

Location:	Downtown Toronto.
Number and Type of Units:	78 multiplex units.
Density:	Medium.
Population:	Mainly couples and families with children.
Tenure:	Non-profit rental, City of Toronto.
Description:	Constructed in 1913 as low cost housing. Each apartment has direct access to grade. The dwellings are arranged around a number of open space courts. These and the adjacent school yard are the main play spaces for children. No parking is provided on site.
Under-utilized Space:	No indoor communal spaces are provided in this project except for poorly used storage areas in the basements of the buildings. These storage areas are windowed but are damp and therefore rarely used. One of these areas might be set aside in a renovation of the complex as a small recreation or meeting room. The boiler room has more potential as a children's play area. This is an area of approximately 2,000 sq. ft. Because the new gas system requires much less space a re-arrangement of equipment could make much of this area available as a children's play space. Skylights could be added to introduce daylight to the space. Realistically, however, given the age and condition of the development, such a drastic refitting is only likely as part of a renovation of the entire project.

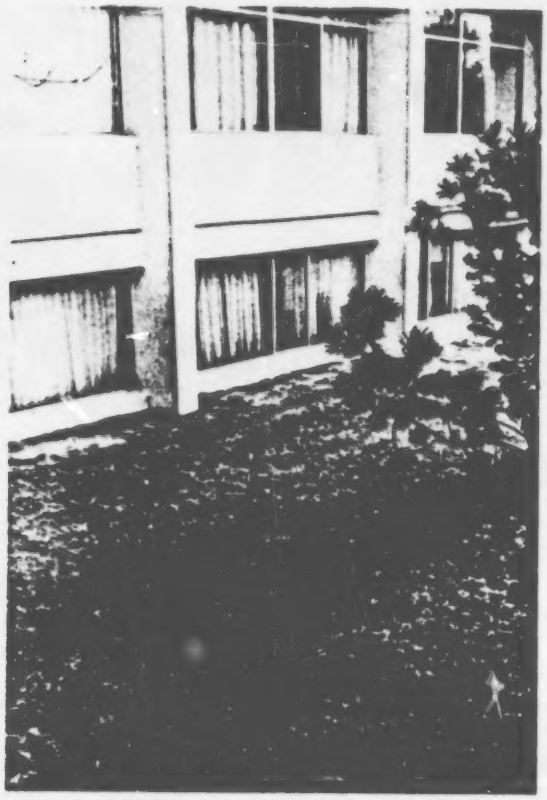


• View of the small court from the street

• Street front Entrances
note the perimeter fencing

The open spaces in the courts are attractive and used as passive recreation space by residents. Space could be set aside in the smaller court for younger children and a play area provided in the larger court for older children.

SUNNY GLENWAY



• Typical outside view of a party room

• General View

showing stacked skywalk townhouses (in the foreground) and apartments (in the rear)

SUNNY GLENWAY

Location:	Don Mills, North York
Number and Type of Units:	440 units, of which 186 are skywalk townhouse units and 254 are conventional apartments. Units in the project range in size from 1- to 5-bedrooms with townhouse units being 3-to 5-bedrooms.
Density:	High.
Population:	Predominantly families with children.
Tenure:	Condominium.
Description:	This condominium project consists of 3 skywalk buildings, six storeys high. Two-storey units in the skywalk buildings are accessible from a single-loaded exterior corridor. The apartments are conventional highrise buildings. One half of the main floor of one of the two highrise buildings is given over to a daycare centre and project offices.
Under-utilized Space:	Each of the skywalk buildings has a rarely used party room in the basement. The apartment building has a party room and an exercise room which are not frequently used. The party room offers an opportunity to provide a children's play area. While it is partially below grade, it has windows and could be provided with direct access from the outside.

SWANSEA MEWS

• Yards and Entries at street level

upper level units are accessible from the podium shown below

• One of three play areas

the program office and roof podium are visible at right

SWANSEA MEWS

Location:	Borough of York.
Number and Type of Units:	154 stacked townhouses.
Density:	Medium.
Population:	Predominantly families with children.
Tenure:	Public housing.
Description:	Stacked townhousing, 5 storeys, with some units at grade and others accessible from a central podium over the garage. Parking is at grade under the podium. Three equipped play lots, a recreation room and a program office are provided at grade on the site. The recreation office is used by program staff primarily during the summer months. The recreation room is at the garage level, at the perimeter of the project and well separated from residential units.
Under-utilized Space:	There are two garages. There is some limited potential for providing some indoor space by building a room at the end of the garage in the excess parking spaces. The wall at the end of the garage is an outside wall and is adjacent to open space. This could provide teenagers with their own space, well separated from the children's recreation area.

PROJECTS SUPPORTED BY CMHC AS PART OF THE RESEARCH AND DEVELOPMENT PROGRAM UNDERTAKEN BY THE CHILDREN'S ENVIRONMENTS ADVISORY SERVICE (CEAS) FOR THE INTERNATIONAL YEAR OF THE CHILD

The research reports from the following projects are available through the CEAS Resource Service from CMHC National Office and CMHC Regional Offices.

1. INTERNATIONAL INVENTORY AND COMPARATIVE STUDY OF LEGISLATION OF PLAY SPACES

   This will provide a basis for comparison of CMHC standards and policies with those of other countries, regarding the allocation of space for children in the residential environment and is seen as a resource for municipalities establishing such standards.

2. HOUSING CANADA'S CHILDREN - A DATA BASE

   The compiled statistics will provide a profile of Canadian children and their housing.

3. MAINTENANCE AND RETROFITTING COSTS OF CHILD-RELATED FACILITIES IN THE REAL ESTATE PORTFOLIO

   Life cycle costing of child-related facilities and maintenance costs due to lack of child-related facilities will be used to determine cost effective solutions.

4. EVALUATION OF EXTERIOR FACILITIES FOR CHILDREN IN THREE LOW INCOME PROJECTS

   The report will provide an evaluation of three approaches to play space design in terms of play experiences, use by different age groups, accessibility, and resident satisfaction, using a technique that allows children to respond naturally.

5. CHILD'S PERCEPTION OF THE NEIGHBOURHOOD

   The study will document how children use selected urban neighbourhoods that vary in character and the influence of the design of the neighbourhood on the children's activities.

6. HOUSING NEEDS OF URBAN NATIVE FAMILIES - A COMPARATIVE STUDY OF CHILDREN'S AND PARENTS PERCEPTIONS

   A study of the needs of native children and their parents in the area of housing, neighbourhood and community, on the basis of which housing strategies can be developed to respond to their needs in the urban setting.

7. WORKSHOP: "HOUSING THE FAMILY IN 2001", FOURTH CANADIAN CONFERENCE ON CHILDREN

   The report deals with the changing family structure, the needs of children and the suitability of present forms of neighbourhood design to house the future family.

8. LOST AND FOUND: RECYCLING SPACE FOR CHILDREN.

   The study deals with the identification of waste or unused spaces in residential projects and design suggestions to recycle them into play spaces for children.

9. OUT OF THE CELLAR AND INTO THE PARLOUR - GUIDELINES FOR THE ADAPTATION OF RESIDENTIAL SPACE FOR THE CARE OF PRESCHOOL CHILDREN.

   The study will utilize existing knowledge of indoor and outdoor environmental requirements of children in order to accommodate the developmental needs of pre-schoolers in conventional family living space.

10. PRAIRIE WINTER PLAY PATTERNS

    The project goal is to provide for children's play during the winter months, and will be conducted in two parts: (a) A study of social and environmental factors influencing children's activities in winter, and (b) A study of climatic, topographical and environmental factors that must be considered in the design of winter play facilities that accommodate physical, social, creative and intellectual play.

11. DESIGN CRITERIA FOR THE DEVELOPMENT OF A SHELTERED PLAY SPACE IN MEDIUM TO HIGH DENSITY FAMILY HOUSING PROJECTS IN THE ATLANTIC REGION

    The report will examine the need for sheltered play facilities in high density family housing projects and recommend design details such as location, size, space allocation, construction materials, and play facilities.

12. USER GENERATED DESIGN FOR SHELTERED SCHOOL AGE RECREATION SPACE IN MEDIUM DENSITY WALK-UPS

    The report will document a procedure that was used to involve school age children and their parents in the design, implementation, maintenance, and management of a sheltered play space, as a possible model for other residential developments.

13. GUIDELINES FOR THE SELECTION OF CONSTRUCTION MATERIALS, CONSTRUCTION METHODS, LANDSCAPE MATERIALS AND VEGETATION USED IN PLAY SPACES

    An inventory of materials, finishes and methods with a description of qualitative characteristics and possible use in a play space in terms of user groups, climatic conditions, availability and maintenance will be produced.

14. PLAY SPACES TO ACCOMMODATE DISABLED CHILDREN

    Design suggestions will be developed for an integrated play space that accommodates both disabled and normal children.

15. CHILDREN'S PLAY SPACES ON ROOF DECKS

The study will result in design suggestions that deal with the technical aspects, such as drainage, containment, and control of the microclimate, as well as the provision of stimulating play opportunities for child users.

16. TRAFFIC HAZARDS TO CHILDREN IN MULTIPLE HOUSING PROJECTS

The study will analyze accident statistics and traffic patterns in selected multiple housing projects and develop design suggestions in terms of traffic separation, lighting, landscaping, barriers, etc., to minimize the conflict between automobiles and children.

17. A CASE STUDY OF A COMMUNITY PARTICIPATION PROCESS FOR IMPROVING A NEIGHBOURHOOD TO BE MORE SUPPORTIVE OF CHILDREN AND YOUTH.

The case study will identify the process of community participation, the mechanisms available, the problems faced, and the resources tapped, and will serve as a model for other communities.

18. ADAPTATION OF CMHC DESIGN GUIDELINE ADVISORY DOCUMENT "PLAY OPPORTUNITIES FOR SCHOOL AGE CHILDREN, 6-14 YEARS", TO MUNICIPAL LEGISLATION

An example or model policy guidline on planning for play for school age children that is applicable to the municipal residential development control approval process and is written in such a way as to be easily adopted by municipalities.

19. MANAGING URBAN SPACE IN THE INTEREST OF CHILDREN

The proceedings of the International Symposium, arranged by "Man and his Biosphere", will be presented. It dealt with the allocation of urban space to respect children's interests and the political, legal and socio-economic conditions required for various forms of organizations to function adequately.

20. INCENTIVES FOR THE PROVISION OF IMPROVED CHILDREN'S FACILITIES IN HOUSING PROJECTS

The position paper will investigate alternatives which can serve as incentives to developers under the National Housing Act, to provide children's facilities within residential developments.

21. MONOGRAPH SERIES

Titles will be announced in the CEAS newsletter.